

UNOFFICIAL COPY

Doc#: 1604949113 Fee: \$86.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2016 09:29 AM Pg: 1 of 6

Dec ID 20160101663346
ST/CO Stamp 1-881-975-360 ST Tax \$77.50 CO Tax \$38.75
City Stamp 0-645-679-680 City Tax: \$813.75

15 NW 7118 016 RM

This Document Prepared By: *161*
Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

REM Properties, Inc.
409 Jamestown Avenue
Westmont, IL 60559

SPECIAL WARRANTY DEED

THIS INDENTURE made this 5th day of February, 2016, between U.S. Bank National Association, hereinafter ("Grantor"), and REM Properties, Inc., an individual, whose mailing address is 409 Jamestown Avenue, Westmont, IL 60559, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as 7230 S. Kedzie Ave, Chicago, IL 60629. -

And the Grantor, for itself, and its successors, does covenant, promise and agree, do and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

7230 Kedzie Ave
SIL

UNOFFICIAL COPY

Executed by the undersigned on 2-5 ²⁰¹⁶₂₀₁₅ SA

GRANTOR:
U.S. Bank National Association by JPMORGAN CHASE
BANK, NATIONAL ASSOCIATION, as Attorney in Fact

By: Shelley
Name: Sharon Ray
Title: Vice President

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

REM Properties, Inc.
409 Jamestown Avenue
Westmont, IL 60559

7230 Kedzie Ave
SA

UNOFFICIAL COPY

Notary Acknowledgment

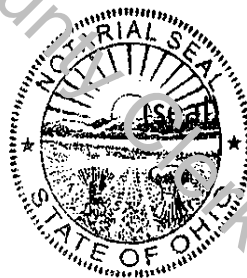
STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this February 5, 2016, by Sharon Ray, the Vice President of *JPMorgan Chase Bank, National Association* as attorney in fact for U.S Bank National Association. She is personally known to me.

X *Caitin Marquardt*

Notary Public



CAITIN MARQUARDT
Notary Public, State of Ohio
My Commission Expires 08-10-2019

Printed Name: Caitin Marquardt

7230 S Kedzie Ave

JK

UNOFFICIAL COPY

Exhibit A
Legal Description

LOT 13 AND THE NORTH 1/2 OF LOT 14 IN BLOCK 8 IN FRANK A. MULHOLLAND'S MARLAWN, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-26-215-052-0000

Property of Cook County Clerk's Office

7230 Kedzie Ave
SW

UNOFFICIAL COPY

Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

7230 Redzie Ave
SN

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim, whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Property of Cook County Clerk's Office

7230 Kedzie Ave
St