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This Document Prepared By:
 Michael S. Fisher
 Attorney At Law P.C.
 200 N. LaSalle St, Suite 2310
 Chicago, IL 60601

Doc#: 1605645049 Fee: \$46.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 02/25/2016 01:05 PM Pg: 1 of 5

After Recording Return To:
 Edward James Fay
 1121 W. Chestnut St.
 Chicago, IL 60642

SPECIAL WARRANTY DEED



THIS INDENTURE made this 27th day of December, 2015, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Edward James Fay**, a married man whose mailing address is 1121 W. Chestnut St., Chicago, IL 60642, (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 **1915 W. Superior St., Chicago, IL 60622**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to 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.


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.

REAL ESTATE TRANSFER TAX	25-Feb-2016
 	COUNTY: 475.50
	ILLINOIS: 951.00
	TOTAL: 1,426.50

17-07-204-019-0000 | 20160101662587 | 1-756-752-448

REAL ESTATE TRANSFER TAX	23-Feb-2016
	CHICAGO: 7,132.50
	CTA: 2,853.00
	TOTAL: 9,985.50 *

17-07-204-019-0000 | 20160101662587 | 0-405-150-272

* Total does not include any applicable penalty or interest due.

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1915 W. Superior St.
 Chicago, IL 60622

RUSTO

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Executed by the undersigned on 29 Dec., 20 15:

GRANTOR:

JPMorgan Chase Bank, National Association

By:

Chas. H. Rieper

Name: Charles H. Rieper

Title: Vice President

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

Edward James Fay, 1121 W. Chestnut St., Chicago, IL 60642

1915 W. Superior St.
Chicago, IL 60622

Handwritten initials

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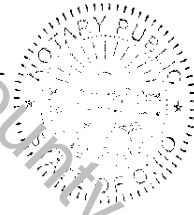
Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this December 29, 2015, by Charles H. Rieper, the Vice President of *JPMorgan Chase Bank, NA*, a National Association organized under the laws of the United States of America. He is personally known to me.

X *Andrew Bartz*
Notary Public



ANDREW BARTZ
Notary Public, State of Ohio
My Comm. Expires 09/06/2016

(seal)

Printed Name: Andrew Bartz

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Exhibit A
Legal Description

LOTS 56 AND 57 IN THOMPSON'S RESUBDIVISION OF BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-07-204-019-0000

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Chicago, IL 60622

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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.

Property of Cook County Clerk's Office

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Chicago, IL 60622

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