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Doc#: 1607819138 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/18/2016 03:58 PM Pg: 1 of 7

AFTER RECORDING RETURN TO:  
DOCUMENT PROCESSING SOLUTIONS, INC.  
530 V. LAMBERT RD.  
BREA, CA 92821

This Document Prepared By:

Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:

<del>RRCH #4, LLC</del>
<del>2811 McKinney Ave. #208</del>
<del>Dallas, TX 75204</del>

Acino Title Company  
The Mundheim Firm  
500 N. Carroll Ave #100  
Southlake, TX 76092

6000261505024

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 2<sup>nd</sup> day of February, 2016, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **RRCH #4, LLC**, whose mailing address is 2811 McKinney Ave. #208, Dallas, TX 75204, (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 **108 E. 41st St. 1W, Chicago, IL 60653** .

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

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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		21-Mar-2016
	<b>CHICAGO:</b>	1,042.50
	<b>CTA:</b>	417.00
	<b>TOTAL:</b>	1,459.50 *

20-03-108-035-1005 | 20160101664703 | 1-537-529-408

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

REAL ESTATE TRANSFER TAX		21-Mar-2016
	<b>COUNTY:</b>	69.50
	<b>ILLINOIS:</b>	139.00
	<b>TOTAL:</b>	208.50

20-03-108-035-1005 | 20160101664703 | 0-862-508-608

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Executed by the undersigned on February 2, 2016:

GRANTOR:

**JPMorgan Chase Bank, National Association**

By: Christie I Partlo 2-2-2016

Name: **Christie I Partlo**

Title: **Vice President**

SEND SUBSEQUENT TAX BILLS TO:

**RRCH #4, LLC; 2811 McKinney Ave. #208, Dallas, TX 75204**

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Property of Cook County Clerk's Office

*CP*

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## Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this February 2, 2016, by Christie I. Partlo, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. She is personally known to me.

X 

Notary Public

Printed Name: Caitin Marquardt



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

DB1/67125961.5 cip

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## Exhibit A Legal Description

**PARCEL 1: UNIT NUMBERS 108-1W AND P-4 IN THE MONOGRAM SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND.**

**LOT 1 IN O'DONNELL'S RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN O'DONNELL'S SUBDIVISION OF LOTS 13, 14, 15 AND THE SOUTH 9 FEET OF LOT 16 IN BLOCK 6 IN PRYOR AND HOPKINS' SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0714222026; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF CROSS EASEMENT FOR INGRESS AND EGRESS RECORDED MAY 22, 2007 AS DOCUMENT NO. 0714222030 MADE BY AND BETWEEN MONOGRAM NORTH CONDOMINIUMS AND MONOGRAM SOUTH CONDOMINIUMS FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:**

**THAT PART OF LOT 2 IN O'DONNELL'S RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN O'DONNELL'S SUBDIVISION OF LOTS 13, 14, 15 AND THE SOUTH 9 FEET OF LOT 16 IN BLOCK 6 IN PRYOR AND HOPKINS' SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 55.55 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 56 MINUTES 13 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 18.18 FEET; THENCE EAST ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 03 MINUTES 16 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTH TO EAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 35.00 FEET TO THE EXTERIOR FACE OF WALL OF A BRICK PARKING GARAGE; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE SAID EXTERIOR FACE OF GARAGE, A DISTANCE OF 5.18 FEET TO THE SOUTHWEST CORNER OF SAID GARAGE; THENCE EAST ALONG A LINE MAKING AN ANGLE 90 DEGREES 03 MINUTES 50 SECONDS, MEASURED CLOCKWISE, NORTH TO EAST FROM THE LAST DESCRIBED COURSE, BEING ALONG THE SOUTH EXTERIOR FACE OF WALL OF SAID GARAGE; A DISTANCE OF 7.38 FEET; THENCE SOUTH, DEPARTING THE SAID FACE OF WALL AT RIGHT ANGLES, A DISTANCE OF 4.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 13.15 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 2; THENCE SOUTH ALONG THE SAID EAST LINE OF LOT 2, A DISTANCE OF 8.97 FEET TO THE POINT OF BEGINNING.**

Permanent Real Estate Index Number: 20-03-108-035-1005; 20-03-108-035-1013

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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.

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## SELLER'S STATEMENT

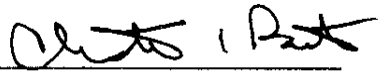
(Non-occupied REO Property – Chase entities)

Title Commitment/Preliminary Report No. 3332435  
Escrow No. 3332435  
Property Address: 108 E. 41st St. 1W, Chicago, IL 60653

**JPMorgan Chase Bank, National Association** ("Seller"), states the following regarding the property described in the referenced Commitment/Preliminary Report (the "Property"):

1. The undersigned individual reviewed the applicable business records of JPMorgan Chase Bank, National Association ("Chase"), the servicer of the Property, and made inquiry of the appropriate persons employed by Chase whose regular duties would result in knowledge of the matters set forth in this Statement.
2. Seller is the sole owner of the Property and the undersigned individual does not have any knowledge of: (a) any person or entity that is in occupancy of or entitled to occupy the Property; or (b) any leases or other occupancy agreements that affect the Property.
3. Other than those being collected at settlement for the sale of the Property by Seller to the proposed purchaser, the undersigned individual does not have any knowledge of any additional outstanding or unpaid taxes or certified assessments.
4. Seller or Seller's authorized representative has fully paid for all labor and services performed and materials provided for any repairs, maintenance, remodeling, renovation or other types of construction of improvements or additions on or to the Property made at the direction of Seller or Seller's authorized representative during Seller's period of ownership. The undersigned individual does not have any knowledge of any bills, invoices or accounts for labor, material or services rendered on the Property at the direction of Seller or Seller's authorized representative for which any person claims to be not fully paid.

**JPMorgan Chase Bank, National Association**

By:   
Name: **Christie I Partlo**  
Title: **Vice President**

Date: 2-2-2016

*Handwritten mark*