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Doc#: 1608522060 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/25/2016 03:20 PM Pg: 1 of 5

This Document Prepared By:
Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

3391983 - 6

SPECIAL WARRANTY DEED

THIS INDENTURE made this 13th day of January, 2016, between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor"), and **NRZ REO Inventory Corp.**, whose mailing address is **1345 Avenue of Americas, New York, NY 10105**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of \$93,418.98 (Ninety Three Thousand Four Hundred Eighteen Dollars and Ninety Eight Cents), and other good and valuable consideration, the receipt of which is hereby acknowledged, does 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 **800 S WELLS ST. APT 833, CHICAGO, IL 60607**

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.

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\$56,000

5 pages

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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.

Executed by the undersigned on January 13th, 2016:

GRANTOR:

JPMorgan Chase Bank, N.A.


By: *Andrew M. Bartz*

JAN 13 2016

Name: Andrew M. Bartz



Title: Vice President

SEND SUBSEQUENT TAX BILLS TO:
NRZ REO Inventory Corp.
1345 Avenue of Americas, New York, NY 10105

REAL ESTATE TRANSFER TAX	25-Mar-2016
	CHICAGO: 701.25
	CTA: 280.50
	TOTAL: 981.75 *

17-16-401-017-1314 | 20160301678827 | 1-676-840-512

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

REAL ESTATE TRANSFER TAX	28-Mar-2016
 	COUNTY: 46.75
	ILLINOIS: 93.50
	TOTAL: 140.25

17-16-401-017-1314 | 20160301678827 | 1-285-289-536

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Notary Acknowledgment

STATE OF OHIO

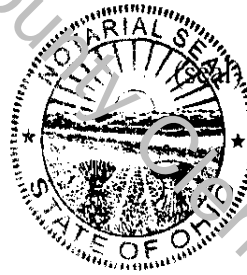
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this January 13, 2016, by Andrew M. Bartz, 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 Caitin Marquardt

Notary Public

Printed Name: Caitin Marquardt



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

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Exhibit A Legal Description

PARCEL 1: UNIT 0833 IN THE RIVER CITY OF PRIVATE RESIDENCES, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 85 AND 86 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER, TAKEN AS A TRACT; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010692223, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S833, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010692223, IN COOK COUNTY, ILLINOIS.

Commonly known as 800 S. WELLS STREET UNIT #833, CHICAGO, IL 60607

Permanent Real Estate Index Number: **17-16-401-017-1314**

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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.