

# UNOFFICIAL COPY

Doc#: 1610308164 Fee: \$58.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/12/2016 01:39 PM Pg: 1 of 6

Dec ID 20160301685970  
ST/CO Stamp 1-540-951-616 ST Tax \$56.50 CO Tax \$28.25

**After Recording Return To:**

The Jeff Nerud Living Trust
115 Galway
Lemont IL 60439

**This Document Prepared By:**



The Law Office of Beth Mann,
15127 S. 75 <sup>th</sup> Ave.
Suite F
Orland Park, IL 60462

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 20<sup>th</sup> day of March, 2016, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, hereinafter ("Grantor"), and The Jeff Nerud Living Trust Dated October 10, 2010, whose mailing address is 115 Galway, Lemont IL 60439, (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 (COUNTY PROPERTY IS LOCATED) and State of Illinois and more particularly described on Exhibit A and known as 4231 SCOVILLE AVE STICKNEY, IL 60402.

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.

DB1/67125961.5

REAL ESTATE TRANSFER TAX		01-Apr-2016
	COUNTY:	28.25
	ILLINOIS:	56.50
	TOTAL:	84.75

19-06-222-039-0000 | 20160301685970 | 1-540-951-615



VILLAGE OF STICKNEY

REAL ESTATE TRANSFER TAX

DATE MARCH 31, 2016

AMOUNT PAID \$ 281.00

PROPERTY NATIONAL TITLE 00337033181  
1081

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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

GRF

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Executed by the undersigned on 29<sup>th</sup> Mar., 2016:

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: [Signature] MAR 29 2016

Name: Gayle R Farmer

Title: Vice President

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:

The Jeff Nerud Living Trust
115 Galway <i>lc</i>
Lemont IL 60439

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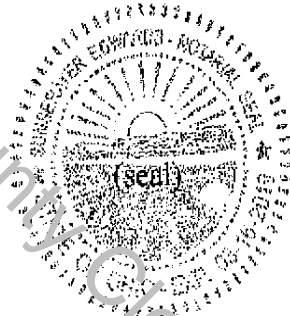
## Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this March 29, 2016 by Gayle R. Farmer, the Vice President of *JPMorgan Chase Bank, NA*. She is personally known to me.

X   
\_\_\_\_\_  
Notary Public



Printed Name: Sunserayer Edwards

DB1/67125961.5

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Exhibit A

Legal Description

**LOT 15 (EXCEPT THE SOUTH 13 FEET THEREOF), AND ALL OF LOT 14 IN R.A. CEPEK SUBDIVISION OF BLOCKS 13 AND 14 IN NICKERSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 4231 SCOVILLE AVENUE, STICKNEY, IL 60402

Permanent Real Estate Index Number: 19-06-222-039-0000

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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.