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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/03/2016 09:33 AM Pg: 1 of 7

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ST/CO Stamp 0-236-665-152

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

After Recording Return To:
Habitat for Humanity of
Northern Fox Valley
56 S. Grove Avenue
Elgin, IL 60120



Exempt from the transfer tax under 35 ILCS 200/31-75(e).

15NW711888RM
1011

SPECIAL WARRANTY DEED

THIS INDENTURE made this 9 day of MARCH, 2016, between JP Morgan Chase Bank, National Association, hereinafter ("Grantor"), and Habitat for Humanity of Northern Fox Valley, an individual, whose mailing address is 56 S. Grove Avenue, Elgin, IL 60120; (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, based on Grantor's intent to make a charitable gift for zero consideration, 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 1419 S. Cora Street, Des Plaines, IL 60018.

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.

1419 S CORA ST, Des Plaines, IL 60018

KYS

Exempt deed or instrument
eligible for recordation
without payment of tax.

City of Des Plaines

09-30-712-003-0000

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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 thereto 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

JMS
1419 S CORA ST, Des Plaines, IL 60018

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Executed by the undersigned on MARCH 9, 2016:

GRANTOR:
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Kimberly Y Sellers 3/9/16
Name: Kimberly Y Sellers
Title: Vice President

Property of Cook County Clerk's Office

Exempt under provisions of Paragraph 2,
Section 4, Real Estate Transfer Tax Act.

5-31-16
[Signature]
Buyer, Seller, or Representative

SEND SUBSEQUENT TAX BILLS TO:

Habitat for Humanity of Northern Fox Valley
56 S. Grove Avenue
Elgin, IL 60120

1419 S CORA ST, Des Plaines, IL 60018 MS

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Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this March 9, 2016, by Kimberly Y. Sellers the Vice President of **JPMorgan Chase Bank, N.A., a National Association organized under the laws of the United States of America.** . She is personally known to me.

X Henry L. Walters
Notary Public

Printed Name: Henry L. Walters



HENRY L. WALTERS
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
MAY 11, 2019

1419 S CORA ST, Des Plaines, IL 60018 ^{MYS}

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Exhibit A
Legal Description

LOT 3 IN BLOCK 3 IN A.T. MCINTOSH AND COMPANY'S ADDITION TO DES PLAINES HEIGHTS, BEING A SUBDIVISION OF THAT PART EAST OF RAILROAD OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART WEST OF THE DES PLAINES ROAD OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE 4 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 09-20-412-003-0000

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1419 S CORH ST, Des Plaines, IL 60018

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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

1419 S. CORA ST, Des Plaines, IL 60018

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 31, 2016

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Monica A Smith
This 31, day of May, 2016.
Notary Public [Signature]



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date May 31, 2016

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Monica A Smith
This 31, day of May, 2016.
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)