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Doc#: 1617629019 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/24/2016 11:44 AM 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

REAL ESTATE TRANSFER TAX



28-17-402-047-1033

24-Jun-2016
COUNTY: 27.25
ILLINOIS: 54.50
TOTAL: 81.75

| 20160601620538 | 0-790-459-712

SPECIAL WARRANTY DEED

THIS INDENTURE made this 15 day of March, 2016, between **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, hereinafter ("Grantor"), and **JASMINE NAJJAR**, whose mailing address is **4840 W ENGLE RD. #3 N.W., ALSIP, IL 60803**, (hereinafter, "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of \$54,500.00 (Fifty Four Thousand Five Hundred Dollars and Zero 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 **15718 REVERE COURT UNIT C, OAK FOREST, IL 60452**

16174-23
BOX 162

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.

DB17 67125961.5

XXXX 6400 1094

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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 MARCH 15, 2016:

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Donna J. Gilkerson

Name: Donna J Gilkerson

Title: Vice President

SEND SUBSEQUENT TAX BILLS TO:
JASMINE NAJJAR
4840 W ENGLE RD. #3N.W., ALSIP, IL 60803

Property of Cook County Clerk's Office

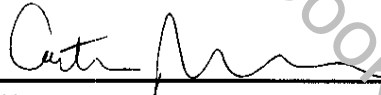
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Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this March 15, 2016, by Donna J. Gilkerson, the Vice President of *JPMorgan Chase Bank, NA*, a National Association **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

XXXXX6400

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Exhibit A
Legal Description

UNITS 15718C AND 15718-G-21 IN REVERE COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN REVERE COURT CONDOMINIUMS, BEING A SUBDIVISION OF THE NORTH 812 FEET OF THE EAST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 27, 1988 AS DOCUMENT 88176737, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **28-17-402-047-1045 and 28-17-402-047-1033**

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xxx 6400 09/11

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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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