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Doc#: 1624619081 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/02/2016 11:48 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

SPECIAL WARRANTY DEED

THIS INDENTURE made this 26th day of January, 2016, between **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, 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 \$41,849.78 (Forty One Thousand Eight Hundred Forty Nine Dollars and Seventy 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 **1228 S. 20TH AVE., MAYWOOD, IL 60153**

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 time the Grantor acquired title.

VILLAGE OF MAYWOOD
\$ 168.00
Tanika Skipper
Real Estate Transfer Tax Paid

DB1/67125961.5

HF

R
\$56.00

5 pages

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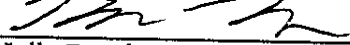
This conveyance is made subject to all matters set forth on Exhibit B.

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 26, 2016:

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By:  1/26/16
 Name: Holly Freedman
 Title: Vice President

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

REAL ESTATE TRANSFER TAX		02-Sep-2016
	COUNTY:	21.00
	ILLINOIS:	42.00
	TOTAL:	63.00
15-15-109-019-0000 20160801650465 0-037-219-136		

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Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this January 26, 2016, by Holly Freedman, 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 Ashley L. Bond
Notary Public

(seal)

Printed Name: Ashley L. Bond



ASHLEY L. BOND
Notary Public, State of Ohio
My Commission Expires 12/10/2018

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Exhibit A
Legal Description

THE NORTH 8 1/3 FEET OF LOT 23 AND ALL OF LOT 24 IN BLOCK 4 IN JAMES H. WALLACE ADDITION TO MAYWOOD IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: **15-15-109-019**

Property of Cook County Clerk's Office

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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.