Doc#. 1632718031 Fee: \$56.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/22/2016 11:13 AM Pg: 1 of 5

Dec ID 20161101682355

ST/CO Stamp 0-882-118-848 ST Tax \$141.50 CO Tax \$70.75

This Document Prepared By:

Ginali Associates PC

947 N. Plum Grove Road

Schaumburg, IL 60173

After Recording Return 7

Arturo V. Morales

507 W Chicago Street

Elgin, IL 60123

16NW712-1306RM SPECIAL WARRANTY DEED

THIS INDENTURE made this 6th day of October 25 16, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Arturo V. Morales, whose mailing address is 507 W Chicago Street, Elgin, IL 60123 (hereinafter [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ven Dollars and 00/100 (\$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 beirs 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 642 Glen Ivy Dr, Elgin, IL 60120.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to the 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.

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 Clark's Office

Executed by the undersigned on October 6th, 20 16: **GRANTOR:** JPMorgan Chase Bank, National Association Name: Title: Vice President STATE OF) SS **COUNTY OF** I, the undersigned, a Notaly Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Chauncia E Angerson, personally known to me to be the Vice President of JPMorgan Chase Bank, National Association, a national association and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that is such Vice President he/she signed and delivered the instrument as his/her free and voluntary art, and as the free and voluntary act and deed of said JPMorgan Chase Bank, National Association for the uses and purposes therein set forth. Given under my hand and official seal, this of day of other

Commission expires 5-11, 2019
Notary Public Denny & Watter

Henry L. Walters

SEND SUBSEQUENT TAX BILLS TO:

Arturo V. Morales 507 W Chicago Street Elgin, IL 60123





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

Exhibit A Legal Description

LOT 206 IN SUMMERHILL UNIT 3, A SUBDIVISION OF PART OF SECTION 19 AND 20, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1986 AS DOCUMENT 86-422064, IN COOK COUNTY, ILLINOIS.

Perma.

OP COOK COUNTY CLORK'S OFFICE

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. Zorang 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.