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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/07/2016 09:13 AM Pg: 1 of 5

Dec ID 20161101685696
ST/CO Stamp 0-668-963-008 ST Tax \$77.50 CO Tax \$38.75

This Document Prepared By:

Segel Law Group, Inc.
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:

Raed A. Ihmud
8059 South Harlem
Burbank, IL 60459

3435428 RM 10/1

SPECIAL WARRANTY DEED

THIS INDENTURE made this 15th day of Nov., 2016, between **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, hereinafter ("Grantor"), and **Raed A. Ihmud** whose mailing address is **8059 South Harlem, Burbank, IL 60459**, (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 **COOK** and State of **Illinois** and more particularly described on Exhibit A and known as **7 Cour Michele, Palos Hills, IL 60465**.

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

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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

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Executed by the undersigned on 15th Nov., 2016:

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature] NOV 15 2016
Name: Gayle R Farmer
Title: Vice President

STATE OF Ohio)
) SS
COUNTY OF Franklin)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gayle R Farmer, personally known to me to be the Vice President of JPMorgan Chase Bank, NA, 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 as such Vice President [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said National Association, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of Nov, 2016

Commission expires 5-11, 2016 ^{2019 ALW}
Notary Public [Signature]
Henry L. Walters



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

SEND SUBSEQUENT TAX BILLS TO:

Raed A. Ihmud; 8059 South Harlem, Burbank, IL 60459

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Exhibit A
Legal Description

PARCEL 1: THE EASTERLY 21.34 FEET OF AREA NO. 2 IN LOT NINE (9) IN PALOS RIVIERA UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTH WEST ONE-QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE PLAT OF PALOS RIVIERA UNIT NO. 4, RECORDED AS DOCUMENT NO. 21971237.

Permanent Real Estate Index Number: 23-23-111-008-0000

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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.