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Doc#: 1634208091 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/07/2016 01:59 PM Pg: 1 of 6

Dec ID 20161201687369
ST/CO Stamp 1-537-411-264 ST Tax \$149.00 CO Tax \$74.50

CT *Att PP 191*
3347313ARM

This Document Prepared By:

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

After Recording Return To:

Klejka Homes, Inc.
10521 S. 82 nd Court
Palos Hills, IL 60465

SPECIAL WARRANTY DEED

THIS INDENTURE made this 05 day of Feb., 2016, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Klejka Homes, Inc.** whose mailing address is 10521 S. 82nd Court, Palos Hills, IL 60465, (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 **7907 W. 74th Place, Bridgeview, IL 60455**.

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

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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

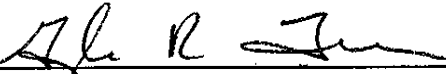
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Executed by the undersigned on 5th Feb., 2016:

GRANTOR:

JPMorgan Chase Bank, National Association

By:  FEB 05 2016

Name: **Gayle R Farmer**

Title: **Vice President**

SEND SUBSEQUENT TAX BILLS TO:

Klejka Homes, Inc: 10521 S. 82nd Court, Palos Hills IL 60465

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 February 5, 2016 by Gayle R. Farmer, the Vice President of *JPMorgan Chase Bank, NA*. She is personally known to me.

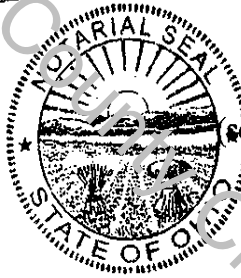
X



Notary Public

Printed Name: _____

Caitin Marquardt



CAITIN MARQUARDT
(seal) Notary Public, State of Ohio
My Commission Expires 08-10-2019

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Exhibit A
Legal Description

**LOT NINE (9) IN MAKAROFF'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH
HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE NORTH
WEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: **18-25-111-009-0000**

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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.