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SCMP 3317242
FIDELITY NATIONAL TITLE

Doc#: 1636455166 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/29/2016 10:48 AM Pg: 1 of 4

This Document Prepared By:

Michael S. Fisher Attorney At Law P.C.
200 N. LaSalle St, Suite 2310
Chicago, IL 60601

Dec ID 20161201692393
ST/CO Stamp 0-484-030-656 ST Tax \$175.00 CO Tax \$87.50

After Recording Return To:

Samoona B. Abedi and Syed Abedi
6156 N Kedvale
Chicago, IL 60645

SPECIAL WARRANTY DEED

THIS INDENTURE made this 10th day of December, 2016, between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor"), and **Samoona B. Abedi and Syed Abedi**, whose mailing address is 6156 N Kedvale, Chicago, IL 60645, (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 **2821 Dempster St, Park Ridge, IL 60068**.

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.

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.

REAL ESTATE TRANSFER TAX 23-Dec-2016

		COUNTY:	87.50
		ILLINOIS:	175.00
		TOTAL:	262.50

09-22-119-003-0000 | 20161201692393 | 0-484-030-656

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Executed by the undersigned on Dec. 10th, 2016 :

GRANTOR:

JPMorgan Chase Bank, N.A.

By: Chauncia E Anderson 12.10.16

Name: Chauncia E Anderson

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 Chauncia E Anderson, personally known to me to be the Vice President of JPMorgan Chase Bank, N.A., 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 10th day of December, 2016

Commission expires 06/09/2021

Sandy R Sanders
Notary Public Sandy R Sanders

SEND SUBSEQUENT TAX BILLS TO:
Samoona B. Abedi and Syed Abedi. 6156 N Kedvale, Chicago, IL 60646



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 42836

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Exhibit A
Legal Description

LOT 14 IN MAYFIELD, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 09-22-119-003-0000

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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.

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