

UNOFFICIAL COPY

This Document Prepared By:

Michael S. Fisher Attorney At
Law P.C.

200 N. LaSalle St, Suite 2310

Chicago, IL 60601



1636519005D

Doc# 1636519005 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/30/2016 09:37 AM PG: 1 OF 4

After Recording Return To:

Rame Doleh

16733 Hillside Pl

Tinley Park, IL 60477

SPECIAL WARRANTY DEED

THIS INDENTURE made this 23 day of DEC, 2016, between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor"), and **Rame Doleh**, whose mailing address is 16733 Hillside Pl, Tinley Park, IL 60477, (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 **7518 Beloit Ave, 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 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

30-Dec-2016



COUNTY:	37.50
ILLINOIS:	75.00
TOTAL:	112.50

18-25-408-012-0000

| 20161201696820 | 0-545-634-496

Bm

UNOFFICIAL COPY

Executed by the undersigned on DEC 23, 2016 :

GRANTOR:

JPMorgan Chase Bank, N.A.

By: *Timothy J. Wilson*

Name: Timothy J Wilson

Title: Vice President

STATE OF Ohio)
) SS
COUNTY OF Franklin)

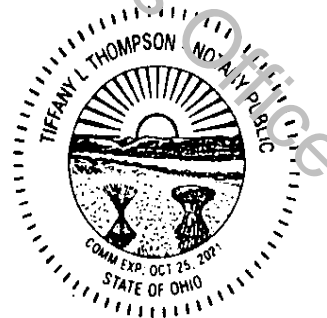
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy J Wilson, personally known to me to be the Vice President of JPMorgan Chase Bank, N.A., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 23 day of DEC, 2016.

Commission expires 10-25, 2016

Tiffany L. Thompson
Notary Public TIFFANY L. THOMPSON

SEND SUBSEQUENT TAX BILLS TO:
Rame Dolch, 16733 Hillside Pl, Tinley Park, IL 60477



Handwritten mark

UNOFFICIAL COPY

Exhibit A
Legal Description

LOT 17 IN BLOCK 3 IN BRIDGEVIEW MANOR SUBDIVISION IN THE WEST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 18-25-408-012-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.

Property of Cook County Clerk's Office