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Michael S. Fisher Attorney At  
Law P.C.

AFFIDAVIT FEE: \$2.00

200 N. LaSalle St. Suite 2310

KAREN A. YARBROUGH

Chicago, IL 60601

COOK COUNTY RECORDER OF DEEDS

DATE: 01/27/2017 02:58 PM PG: 1 OF 6

After Recording Return To:

RRCH #4 LLC

Adamo Title  
4841 merlot Ave #440  
Grapevine, TX 76051

3963 Maple Ave

Dallas, TX 75219

6000271600919

SPECIAL WARRANTY DEED

THIS INDENTURE made this 05 day of DEC, 2016, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **RRCH #4 LLC**, whose mailing address is 3963 Maple Ave, Dallas, TX 75219, (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 **15432 S. Greenwood Ave., Dolton, IL 60419**.

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.

VILLAGE OF DOLTON	No	20735
WATER / REAL PROPERTY TRANSFER TAX		
ADDRESS	15432 S. Greenwood Ave	
ISSUE	12-28-16	EXPIRED 1-28-17
AMT	50.00	
TYPE	WTS	
	[Signature]	
	VILLAGE COMPTROLLER	

15432 S. GREENWOOD AVE  
29-14-214-060

CCRD REVIEW

10 pages

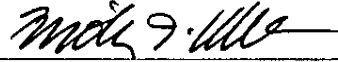
# UNOFFICIAL COPY

Executed by the undersigned on DEC 05, 2016 :

GRANTOR:

JPMorgan Chase Bank, National Association

By:



Name: Timothy J Wilson

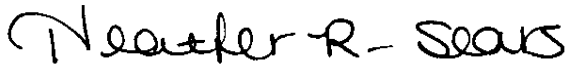
Title: Vice President

STATE OF Ohio )  
 ) SS  
COUNTY OF Columbiana )

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, 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 as such Timothy J Wilson [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 05 day of DEC, 2016

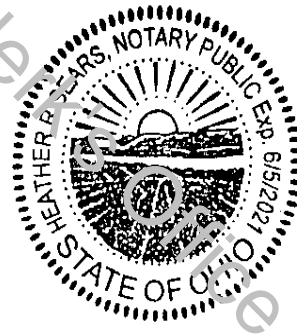
Commission expires June 5 20 21



Notary Public

Heather R Sears

SEND SUBSEQUENT TAX BILLS TO:  
RRCH #4 LLC, 3963 Maple Ave, Dallas, TX 75219



Exempt Under Provisions of  
Paragraph E Section 4 Real Estate Transfer Act

Darl M  
Agent

1/25/17  
Date

15432 S. GREENWOOD AVE ~



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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.

15432 S. GREENWOOD AVE



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## SELLER'S STATEMENT

(Non-occupied REO Property – Chase entities)

Title Commitment/Preliminary Report No. 160068191

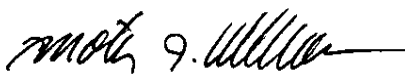
Escrow No. N/A

Property Address: 15432 S Greenwood Ave., Dolton, IL 60419.

JPMorgan Chase Bank, National Association ("Seller"), states the following regarding the property described in the referenced Commitment/Preliminary Report (the "Property"):

1. The undersigned individual reviewed the applicable business records of JPMorgan Chase Bank, National Association ("Chase"), the servicer of the Property, and made inquiry of the appropriate persons employed by Chase whose regular duties would result in knowledge of the matters set forth in this Statement.
2. Seller is the sole owner of the Property and the undersigned individual does not have any knowledge of: (a) any person or entity that is in occupancy of or entitled to occupy the Property; or (b) any leases or other occupancy agreements that affect the Property.
3. Other than those being collected at settlement for the sale of the Property by Seller to the proposed purchaser, the undersigned individual does not have any knowledge of any additional outstanding or unpaid taxes or certified assessments.
4. Seller or Seller's authorized representative has fully paid for all labor and services performed and materials provided for any repairs, maintenance, remodeling, renovation or other types of construction of improvements or additions on or to the Property made at the direction of Seller or Seller's authorized representative during Seller's period of ownership. The undersigned individual does not have any knowledge of any bills, invoices or accounts for labor, material or services rendered on the Property at the direction of Seller or Seller's authorized representative for which any person claims to be not fully paid.

JPMorgan Chase Bank, National Association

By: 

Name: **Timothy J Wilson**

Title: **Vice President**

Date: **DEC 05 2016**

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**Exhibit A**  
Legal Description

LOT 6 (EXCEPT THE NORTHWESTERLY 38.02 FEET THEREOF) IN GREENWOOD FALLS PHASE 1 PLANNED UNIT DEVELOPMENT (BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS PER PLAT THEREOF RECORDED JUNE 6, 2006 AS DOCUMENT NUMBER 0616710183) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-14-214-060-0000

Property of Cook County Clerk's Office

15432 S. GREENWOOD AVE ←

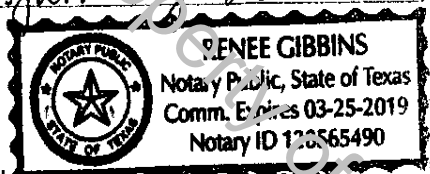
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6000271600919

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 20th, 2017



Signature: Sara Clay  
Grantor or Agent

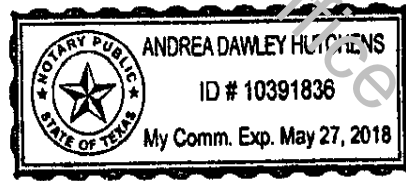
Subscribed and sworn to before me  
By the said Sara Clay  
This 20 day of January, 2017  
Notary Public Renee Gibbins

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date January 20th, 2017

Signature: Brittany Taylor  
Grantee or Agent

Subscribed and sworn to before me  
By the said BRITTANY TAYLOR  
This 20th day of January, 2017  
Notary Public Andrea Dawley Hutchens



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)