

# UNOFFICIAL COPY

Doc#: 1703049363 Fee: \$58.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/30/2017 01:46 PM Pg: 1 of 6

Dec ID 20170101605633  
ST/CO Stamp 0-148-294-848 ST Tax \$31.50 CO Tax \$15.75  
City Stamp 1-866-116-288 City Tax: \$330.75

**GIT**  
40029742 (1/1)

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Tomas Satas
3331 Wenonah Avenue
Berwyn, IL 60402

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 9 day of January, 2017, between **U.S. Bank National Association**, hereinafter ("Grantor"), and **Tomas Satas**, whose mailing address is **3331 Wenonah Avenue, Berwyn, IL 60402** (hereinafter, [collectively], "Grantees"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Ten Dollars and 00/100 (\$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 **5839 W Rice St, Chicago, IL 60651**.



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.


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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		27-Jan-2017	
		COUNTY:	15.75
		ILLINOIS:	31.50
		TOTAL:	47.25
16-05-427-003-0000   20170101605633   0-148-294-2-2			

REAL ESTATE TRANSFER TAX		27-Jan-2017	
		CHICAGO:	236.25
		CTA:	94.50
		TOTAL:	330.75 *
16-05-427-003-0000   20170101605633   1-866-116-288			

\* Total does not include any applicable penalty or interest due.

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Executed by the undersigned on January 9, 20 17 :

GRANTOR:

U.S. Bank National Association by JPMorgan Chase Bank,  
National Association as Attorney in Fact

By: Pat Liston  
Name: PAT LISTON 1-9-17  
Title: Vice President

Property of Cook County Clerk's Office

2546 p11

SEND SUBSEQUENT TAX BILLS TO:

Tomas Satas  
3331 Wenonah Avenue  
Berwyn, IL 60402

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## Notary Acknowledgment

STATE OF OHIO

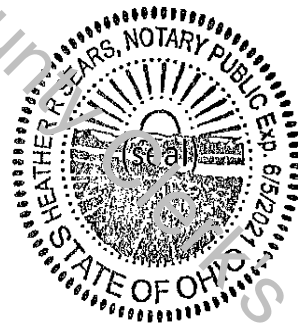
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this January 9, 2017, by Pat A Liston, the Vice President of *JPMorgan Chase Bank, National Association* as attorney in fact for **U.S. Bank National Association**. She is personally known to me

X Heather R. Sears

Notary Public

Printed Name: Heather R Sears



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**Exhibit A**  
**Legal Description**

**LOT 500 IN AUSTIN'S THIRD ADDITION TO AUSTINVILLE, BEING A SUBDIVISION OF THE EAST 17 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Real Estate Index Number: 16-05-427-003-0000**

Property of Cook County Clerk's Office

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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.**