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Doc# 1704117044 Fee \$46.25

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/10/2017 03:15 PM PG: 1 OF 4

Property of Cook County Recorder of Deeds Office

This Document Prepared By:
Ross M. Rosenberg Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
Novare National Settlement Services
25400 US Highway 19 N, Suite 263
Clearwater, FL 33763

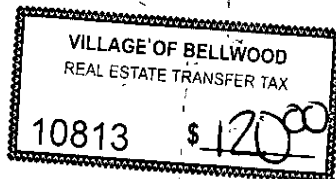
SPECIAL WARRANTY DEED

THIS INDENTURE made this 2 day of Dec 2015, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Castle 2016, LLC**, whose mailing address is **333 Westchester Ave., W2100, White Plains, NY 10604**, (hereinafter, [collectively], "Grantee"). WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars and Zero Cents), 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 **3116 St. Charles Road, Bellwood, IL 60104**

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.

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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.

Executed by the undersigned on Dec 2, 2016

GRANTOR:

JPMorgan Chase Bank, National Association

By: Christie I Partlo

DEC 02 2016

Name: Christie I Partlo

Title: Vice President

STATE OF Ohio
COUNTY OF Franklin

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christie I Partlo, 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 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 JPMorgan Chase Bank, National Association, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of Dec, 2016

Commission expires June 5, 2016 ^{HRS} 2021

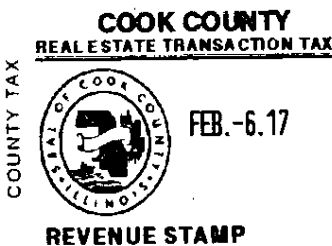
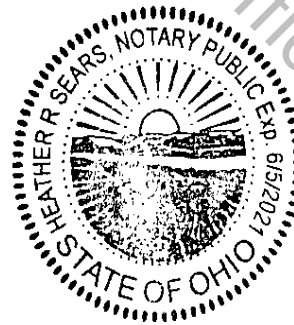
Notary Public Heather R. Sears

Heather R. Sears

SEND SUBSEQUENT TAX BILLS TO:

Castle 2016, LLC

333 Westchester Ave., W2100, White Plains, NY 10604



REAL ESTATE TRANSFER TAX
0001200
FP 103042



REAL ESTATE TRANSFER TAX
0002400
FP 103037

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Exhibit A
Legal Description

LOT 6 IN THE SUBDIVISION OF THE WEST 7 ACRES OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY LINE OF ST. CHARLES ROAD AND WEST OF THE WEST LINE OF THE RIGHT OF WAY OF CHICAGO JUNCTION RAILWAY COMPANY, IN COOK COUNTY, ILLINOIS.

Commonly known as 3116 St. Charles Road, Bellwood, IL 60104

Permanent Real Estate Index Number: **15-09-211-005-0000**

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.