

# UNOFFICIAL COPY

Doc#. 1704747015 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/16/2017 10:14 AM Pg: 1 of 5

Dec ID 20170201608218  
ST/CO Stamp 0-951-919-296 ST Tax \$117.00 CO Tax \$58.50  
City Stamp 0-118-366-912 City Tax: \$1,228.50

This Document Prepared By:

Ginali Associates PC
947 N Plum Grove Road
Schaumburg, IL 60173
P: 847-517-4310

After Recording Return To:

Saul Rojas
6029 S. Spaulding
Chicago, IL 60402
P: 773-983-8694

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 30 day of January, 2017, between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor"), and **Saul Rojas**, whose mailing address is **6029 S. Spaulding, Chicago, IL 60402**, (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 **6205 S. Karlov Ave, Chicago, IL 60629**.

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.

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

09-Feb-2017



COUNTY:	58.50
ILLINOIS:	117.00
<b>TOTAL:</b>	<b>175.50</b>

19-15-429-002-0000 | 20170201608218 | 0-951-919-296

**REAL ESTATE TRANSFER TAX**

09-Feb-2017



CHICAGO:	877.50
CTA:	351.00
<b>TOTAL:</b>	<b>1,228.50</b>

19-15-429-002-0000 | 20170201608218 | 0-118-366-912

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

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**Exhibit A**  
Legal Description

LOT 38 IN BLOCK 2 IN BURROW'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-15-429-002

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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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