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Doc#: 1707617007 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/17/2017 09:18 AM Pg: 1 of 4

This Document Prepared By:

Michael S. Fisher Attorney At Law P.C.
200 N. LaSalle St, Suite 2310
Chicago, IL 60601

Dec ID 20170301622830
ST/CO Stamp 0-436-017-856 ST Tax \$274.00 CO Tax \$137.00

After Recording Return To:

All Stein Properties, LLC
405 W Shabonee Trl
Mount Prospect, IL 60056

SPECIAL WARRANTY DEED

THIS INDENTURE made this 07 day of MAR, 2017, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **All Stein Properties, LLC**, whose mailing address is 405 W Shabonee Trl Mount Prospect, IL 60056, (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 _____ and State of Illinois and more particularly described on Exhibit A and known as **1640 Magnolia St, Glenview, IL 60025**.

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.

CH1100391636
FIDELITY NATIONAL TITLE

1640 MAGNOLIA ST ←

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Executed by the undersigned on MAR 07, 2017 :

GRANTOR:

JPMorgan Chase Bank, National Association

By:



Name: Timothy J Wilson

Title: Vice President

STATE OF Ohio)
) SS
COUNTY OF Franklin)

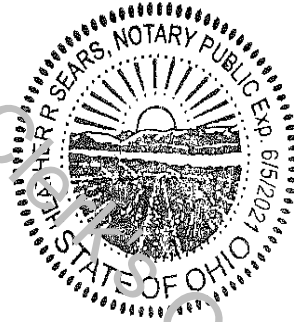
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy J Wilson, personally known to me to be the Vice President of JPMorgan Chase Bank, National Association, and personally known to me to be the same person whose name is subscribed to the foregoing 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 National Association, for the uses and purposes therein set forth.

Given under my hand and official seal, this 07 day of MAR, 2017

Commission expires June 5 20 21



Heather R. Sears

Notary Public Heather R Sears



SEND SUBSEQUENT TAX BILLS TO:

All Stein Properties, LLC, 405 W Shabonee Trl, Mount Prospect, IL 60056

REAL ESTATE TRANSFER TAX		14-Mar-2017	
		COUNTY:	137.00
		ILLINOIS:	274.00
		TOTAL:	411.00
04-30-403-006-0000		20170301622830 0-436-017-856	

1040 MAGNOLIA ST



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Exhibit A Legal Description

Lot 6 in First Addition to Northfield Woods, a Subdivision of parts of Lots 3 and 4, and all of Lot 5 in Superior Court Partition of Lots 6 and 8 in the County Clerks Division in the West 1/2 of Section 29, also Lots 7 and 8 in the County Clerks Division of Section 30, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Number: 04-30-403-006-0000

Property of Cook County Clerk's Office

1040 MAGNOLIA ST —



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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.

1640 MAGNOLIA ST —

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