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This Document Prepared By:

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Doc# 1709313037 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2017 12:04 PM PG: 1 OF 4

After Recording Return To:

Paluch Construction Inc.
8607 S. Meade Avenue
Burbank, IL 60459

SPECIAL WARRANTY DEED

THIS INDENTURE made this 13 day of March, 2017, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Paluch Construction Inc.**, whose mailing address is 8607 S. Meade Avenue, Burbank, IL 60459, (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 **8248 S. Dante Avenue, Chicago, IL 60619**.

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.

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REAL ESTATE TRANSFER TAX :	03-Apr-2017
CHICAGO:	453.75
CTA:	181.50
TOTAL:	635.25

REAL ESTATE TRANSFER TAX	03-Apr-2017
COUNTY:	30.25
ILLINOIS:	60.50
TOTAL:	90.75
20-35-228-030-0000	20170301632507 1-295-980-224

20-35-228-030-0000 | 20170301632507 | 1-066-014-400

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

CCRD REVIEW

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Executed by the undersigned on March 18, 2017 :

GRANTOR:

JPMorgan Chase Bank, National Association

By:

Christie I Partlo 3-18-2017

Name: Christie I Partlo

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 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 Christie Partlo [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 Vice President, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of MARCH, 2017

Commission expires 5-11, 2019

Henry L. Walters
Notary Public Henry L. Walters



HENRY L. WALTERS
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
MAY 11, 2019

SEND SUBSEQUENT TAX BILLS TO:
Paluch Construction Inc., 8607 S. Meade Avenue, Burbank, IL 60459

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Exhibit A
Legal Description

LOT 13 IN BLOCK FOUR (4) IN FRANK W. SMITH'S SUBDIVISION OF THE SOUTH HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF THE NORTH EAST QUARTER (1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 20-35-228-030-0000

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.

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