

# UNOFFICIAL COPY

This Document Prepared By:

Anne R. Garr  
Freeborn and Peters LLP  
311 S. Wacker Drive  
Suite 3000  
Chicago, Illinois 60606

Doc#: 1710106106 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/11/2017 11:38 AM Pg: 1 of 7

Dec ID 20170301623146  
ST/CO Stamp 0-210-251-456 ST Tax \$4,465.00 CO Tax \$2,232.50  
City Stamp 0-257-660-608 City Tax: \$46,882.50

After Recording Please Return To:

JPMorgan Chase Bank, National Association  
Attention: Lease Administration,  
MC: OH1-0241  
1111 Polaris Parkway,  
Columbus, Ohio 43240-2050

898357522

## SPECIAL WARRANTY DEED

Wolf Meisels, not individually but solely as Trustee under the provisions of that certain Trust Agreement dated June 11, 2007 and known as The Wolf and Rachel Meisels Living Trust ("Trustee") and Joseph Meisels, an individual ("Joseph"; together with Trustee, "Grantor"), of 5534 Bluebell Avenue, Valley Village, California 91607, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid, by these presents does hereby, GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto JPMorgan Chase Bank, National Association, a national banking association ("Grantee"), of 1111 Polaris Parkway, Columbus, Ohio 43240, the real estate situated in the County of Cook, State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof.


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD said premises forever. The Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, successors and assigns, that Grantor 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 Grantor WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, but none other. SUBJECT TO: The matters set forth on Exhibit B hereto.

*[Signature Page to Follow]*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents,  
this \_\_\_\_\_ day of April, 2017.

GRANTOR:

  
\_\_\_\_\_  
Joseph Meisels

THE WOLF AND RACHEL MEISELS LIVING  
TRUST

By: \_\_\_\_\_  
Name: Wolf Meisels  
Title: Trustee

Mail Tax Bills To:  
JPMC ORE  
c/o Lereta, LLC.  
PO Box 1919  
Wichita Falls, TX 76307

NOTARY PAGE TO FOLLOW

Property of Cook County Clerk's Office

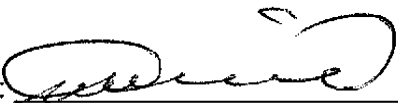
# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents, this \_\_\_\_\_ day of April, 2017.

GRANTOR:

\_\_\_\_\_  
Joseph Meisels

THE WOLF AND RACHEL MEISELS LIVING TRUST

By: \_\_\_\_\_

Name: Wolf Meisels

Title: Trustee

Mail Tax Bills To:  
JPMC ORE  
c/o Lereta, LLC.  
PO Box 1919  
Wichita Falls, TX 76307

NOTARY PAGE TO FOLLOW

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF California )  
 ) SS.  
COUNTY OF Los Angeles )

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Joseph Meisels is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 21st day of March, 2017, in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth.



[Signature]  
Notary Public  
My Commission Expires: 10/15/2019

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

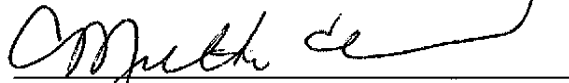
I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Wolf Meisels is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, in person as a Trustee under The Wolf And Rachel Meisels Living Trust, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act on behalf of said Trust, for the uses and purposes therein set forth.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

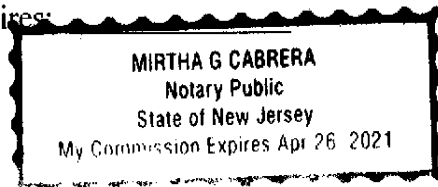
# UNOFFICIAL COPY

STATE OF New Jersey )  
 ) SS.  
COUNTY OF Bergen )

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Joseph Meisels is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this \_\_\_\_ day of \_\_\_\_, 2017, in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

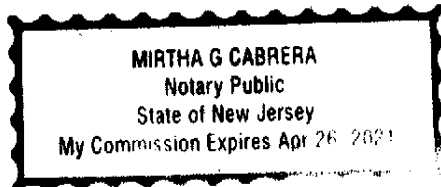


STATE OF New Jersey )  
 ) SS.  
COUNTY OF Bergen )

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Wolf Meisels is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this \_\_\_\_ day of \_\_\_\_, 2017, in person as a Trustee under The Wolf And Rachel Meisels Living Trust, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act on behalf of said Trust, for the uses and purposes therein set forth.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

#### PARCEL 1:

LOTS 21, 22,23 AND 24 IN GEORGE W. PRASSA'S ADDITION TO MONTCLARE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 25, 26, 27 AND 28 IN GEORGE W. PRASSA'S ADDITION TO MONTCLARE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

ILLINOIS PINs: 13-30-324-024-0000 13-30-324-025-0000 & 13-30-324-026-0000

Common Address: 7180 Grand Avenue, Chicago, Illinois 60707

# UNOFFICIAL COPY

## EXHIBIT B

### Permitted Exceptions

1. SECOND INSTALLMENT OF 2016 TAXES AND TAXES FOR SUBSEQUENT YEARS NOT YET DUE AND PAYABLE AS OF THE DATE HEREOF.

Property of Cook County Clerk's Office