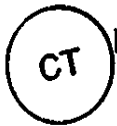


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Doc#: 1711157051 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/21/2017 01:33 PM Pg: 1 of 5

Dec ID 20170401638128
ST/CO Stamp 1-811-038-656 ST Tax \$165.00 CO Tax \$82.50
City Stamp 1-041-277-376 City Tax: \$1,732.50



1621101219402m
RMSJ

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Jianrong Sheng
Chengduo Yu
1419 W. Harrison St
Chicago, IL 60607

SPECIAL WARRANTY DEED

THIS INDENTURE made this 22 day of March, 2017, between **U.S. Bank National Association** hereinafter ("Grantor"), and **Jianrong Sheng and Chengduo Yu**, whose mailing address is **1419 W. Harrison St, Chicago, IL 60607** (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 **2956 W. Warren Blvd, Chicago, IL 60612**.

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.

xxxxx-0817 BC
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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

UNOFFICIAL COPY

Executed by the undersigned on March 22, 2017:

GRANTOR:

**U.S. Bank National Association by JPMorgan Chase Bank,
National Association as Attorney in Fact**

By: *Benito E. Caldwell*
Name: Benito E Caldwell 3/22/2017
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 Benito E Caldwell, personally known to me to be the Vice-President of U.S. Bank National Association by JPMorgan Chase Bank, National Association as Attorney in Fact, 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 Vice-President, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of March, 2017.

Commission expires 11-16, 2021
Notary Public *Jeffrey Zahorujko*
Jeffrey Zahorujko

SEND SUBSEQUENT TAX BILLS TO:

Jianrong Sheng
Chengduo Yu
1419 W. Harrison St
Chicago, IL 60607

xxxxxx-0817 BC
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Exhibit A Legal Description

PARCEL 1: UNIT 2956 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2946-2956 W. WARREN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0636109032, IN SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. G-1 AND G-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-12-326-051-1006 (16-12-326-020 Underlying)

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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.

xxxxxx-0817 BC

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