

# UNOFFICIAL COPY

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Doc# 1711429068 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2017 12:02 PM PG: 1 OF 4

After Recording Return To:

The AMT Revocable Trust

Dated February 28, 2011

1440 Elm Ave.

Northbrook, IL 60061

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 29 day of March, 2017, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **The AMT Revocable Trust Dated February 28, 2011**, whose mailing address is 1440 Elm Ave., Northbrook, IL 60061, (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 **2605 Quail Lane, Northbrook, IL 60062**.

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.

### REAL ESTATE TRANSFER TAX

24-Apr-2017



COUNTY:	163.00
ILLINOIS:	326.00
TOTAL:	489.00

04-21-113-004-0000

| 20170401641713 | 0-422-997-696

RH

NF

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Executed by the undersigned on Mar. 29, 2017:

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature] 3/29/17

Name: Holly Freedman

Title: Vice President

STATE OF Ohio )  
 ) SS  
COUNTY OF Franklin )

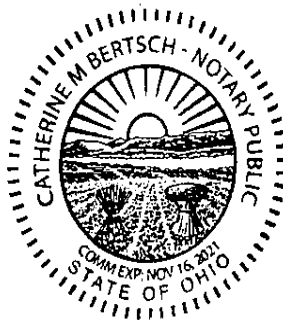
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Holly Freedman, personally known to me to be the Vice President of JPMorgan Chase Bank, National Association, and personally known to me to be the same person whose name is subscribed to the foregoing 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 29 day of March, 2017

Commission expires Nov 16, 2021

[Signature]  
Notary Public Catherine M. Bertsch

SEND SUBSEQUENT TAX BILLS TO:  
The AMT Revocable Trust Dated February 28, 2011, 1440 Elm Ave., Northbrook, IL 60061



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**Exhibit A**  
Legal Description

(LOT 29 IN FOX RUN, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1976 AS DOCUMENT NUMBER 23664988 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 04-21-113-004-0000

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

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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.