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Doc#: 1715357061 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/02/2017 11:50 AM Pg: 1 of 5

Dec ID 20170501661199
ST/CO Stamp 0-779-520-448 ST Tax \$12.00 CO Tax \$6.00
City Stamp 1-316-391-360 City Tax: \$126.00

AG
AHP 10/1
17NW 7125947RM

This Document Prepared By:

Gina's Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Raymon Grant	2414 L. Elwood
Corey Hooks	901 S Hamilton St.
3631 W. 81 st St	Lockport, IL
Chicago, IL 60652	6074

SPECIAL WARRANTY DEED

THIS INDENTURE made this 10 day of May, 2017, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Raymon Grant and Corey Hooks**, whose mailing address is **3631 W. 81st St, Chicago, IL 60652** (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 Grantee, 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 **5915 S. Ada St, Chicago, IL 60636**.

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.

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Executed by the undersigned on May 10, 2017:

GRANTOR:
JPMorgan Chase Bank, National Association

By: Pat Liston
Name: Pat Liston 5-10-17
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 Pat Liston personally known to me to be the Vice President of JPMorgan Chase Bank N.A. 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 10 day of May, 2017

Commission expires 11-16, 20 21
Notary Public

Jeffrey Zahorujko

SEND SUBSEQUENT TAX BILLS TO:

Raymon Grant
Corey Hooks
3631 W. 81st St
Chicago, IL 60652



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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.

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Exhibit A
Legal Description

LOT 46 IN BLOCK 2 IN BORJEN'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SW4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-17-305-011-0000

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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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