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This Document Prepared By:

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2017 12:37 PM PG: 1 OF 4

After Recording Return To:

Roseella Dubose

3900 Dupont Ave N

Minneapolis, MN 55412

SPECIAL WARRANTY DEED


THIS INDENTURE made this 28th day of June, 2017, between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor"), and **Roseella Dubose**, whose mailing address is 3900 Dupont Ave N, Minneapolis, MN 55412, (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 7604 S Dorchester Ave, 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.

REAL ESTATE TRANSFER TAX	28-Aug-2017
	
CHICAGO:	82.50
CTA:	33.00
TOTAL:	115.50 *

REAL ESTATE TRANSFER TAX	28-Aug-2017
 	
COUNTY:	5.50
ILLINOIS:	11.00
TOTAL:	16.50

20-26-226-018-0000 | 20170801611969 | 0-597-947-328

20-26-226-018-0000 | 20170801611969 | 0-893-072-320

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

JA

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Executed by the undersigned on June 28, 2017:

GRANTOR:

JPMorgan Chase Bank, N.A.

By:

Kathy J. Carns

Name: Kathy J. Carns 6-28-17

Title: Vice President

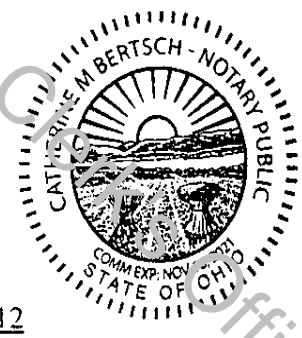
STATE OF Ohio)
) SS
COUNTY OF Franklin)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathy J. Carns, 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 28 day of June, 2017

Commission expires Nov 16, 20 21

Catherine M. Bertsch
Notary Public Catherine M. Bertsch



SEND SUBSEQUENT TAX BILLS TO:
Roscella Dubose, 3900 Dupont Ave N, Minneapolis, MN 55412

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Exhibit A
Legal Description

LOT 3 AND THE NORTH 1/2 OF LOT 4 IN J.S. SCOVELS ADDITION TO CORNELL A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-26-226-018-0000

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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.

Property of Cook County Clerk's Office