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Doc# 1725019077 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2017 03:49 PM PG: 1 OF 5

Return to:
Lakeland Title Services
1300 Iroquois Ave., Ste 100
Naperville, IL 60563

1006787 1062

This Document Prepared By:

Segel Law Group, Inc
1827 Walden Office Square
Suite 450
Schaumburg IL 60173

After Recording Return To:

First National Financial, Inc.
611 Dartmouth Lane
Schaumburg, IL 60193

SPECIAL WARRANTY DEED

THIS INDENTURE made this 15th day of May, 2017, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, hereinafter ("Grantor"), and First National Financial, INC. whose mailing address is 611 Dartmouth Lane, Schaumburg, IL, 60193, (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 4925 IMPERIAL DR., RICHTON PARK, IL 60471.

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 DB1/67125961.5

REAL ESTATE TRANSFER TAX

08-Sep-2017



COUNTY:	20.75
ILLINOIS:	41.50
TOTAL:	62.25

31-33-403-003-0000

| 20170301626670 | 1-632-603-072

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E 4
INT 2

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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

**COOK COUNTY
RECORDER OF DEEDS**

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RECORDER OF DEEDS**

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Executed by the undersigned on May 15th, 2017:

GRANTOR:

JPMorgan Chase Bank, National Association

By: Chauncia E Anderson **MAY 15 2017**
 Name: **Chauncia E Anderson**
 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 Chauncia E Anderson personally known to me to be the Vice President of JPMorgan Chase Bank, NA, 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 CA, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of May, 2017

Commission expires 11-16, 2021

Notary Public Jeffrey Zahorujko
 Jeffrey Zahorujko



SEND SUBSEQUENT TAX BILLS TO:

First National Financial, Inc.; 611 Dartmouth Lane, Schaumburg, IL 60193

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EXHIBIT A:

LOT 136 IN FIRST ADDITION TO BURNSIDE'S LAKEWOOD ESTATES, A SUBDIVISION OF PART OF THE NORTH 153 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FOR INFORMATION ONLY: 31-33-403-003-0000
4925 Imperial Drive, Richton Park IL 60471

COOK COUNTY
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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.