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Doc#: 1732601017 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/22/2017 09:33 AM Pg: 1 of 5

Dec ID 20171101654800
ST/CO Stamp 0-543-615-008 ST Tax \$75.00 CO Tax \$37.50

PP 1 of 1
KONW7122109RM
This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60172

After Recording Return To:

Jocelyn Martinez
1535 S. 50 th Ave
Cicero, IL 60804

SPECIAL WARRANTY DEED

THIS INDENTURE made this 15 day of Nov., 2017, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Jocelyn Martinez, Individual**, whose mailing address is **1535 S. 50th Ave, Cicero, IL 60804**, (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 **6038 W. 28th St, Cicero, IL 60804**.

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 claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

DB1/67125961.5

T O W N O f C I C E R O	Town of Cicero	Address: 6038 W 28TH ST	Real Estate Transfer Tax
		Date: 09/20/2017	\$50.00
		Stamp #: 7017 4085	Payment Type: Check
		By: mgarcia	Compliance #: 2017-T4RNTSW1

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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

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Executed by the undersigned on Nov 15, 2017:

GRANTOR:
JPMorgan Chase Bank, National Association

By: Christie I Partlo 11-15-2017
Name: Christie I Partlo
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 Christie I Partlo 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 15 day of NOV, 20 17

Commission expires June 5, 2021
Notary Public

Heather R. Sears

Heather R Sears



SEND SUBSEQUENT TAX BILLS TO:

Jocelyn Martinez
1535 S. 50th Ave
Cicero, IL 60804

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Exhibit A
Legal Description

THE WEST 10 FEET OF LOT 22 AND ALL OF LOT 23 IN FREDERICKSEN'S SUBDIVISION OF BLOCK 3 IN CLYDE THIRD ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-29-314-031-0000

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Exhibit B Permitted Encumbrances

1. The time 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.