### **UNOFFICIAL COPY**

Doc#. 1735508010 Fee: \$56.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/21/2017 10:48 AM Pg: 1 of 5

Dec ID 20171201667573 ST/CO Stamp 0-873-364-416 ST Tax \$65.50 CO Tax \$32.75 City Stamp 1-410-235-328 City Tax: \$687.75

PP (0) |
CT) UNW 7124099 Rm
This Document Prepared By:

Ginali Associates PC

947 N. Plum Grove Road

Schaumburg, IL 60173

After Recording Return To:

Floiran Jimenez

1255 N. Pulaski Rd

Chicago, IL 60651

#### SPECIAL WAPRANTY DEED

THIS INDENTURE made this April day of Appril 22, 2017, between Citibank, N.A., hereinafter ("Grantor"), and Floiran Jimenez, individual, whose mailing address is 1255 N. Pulaski Rd, Chicago, IL 60651 (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 1058 N. Harding Ave, Chicago, IL 60651.

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.

1735508010 Page: 2 of 5

## **UNOFFICIAL COPY**

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.

1735508010 Page: 3 of 5

# **UNOFFICIAL COPY**

Executed by the undersigned on November 32, 2017:
GRANTOR: Citibank, N.A. by JPMorgan Chase Bank, National Association as Attorney in Fact  By:
By: Name: Donna J Gilkerson
Donate of Chinese of the Control of the Contro
Cixie: Vice President
Cot
STATE OF Ohio )
STATE OF Ohio ) COUNTY OF Franklin )
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HERERY
CERTIFY that Donna J Gilkerson, personally known to me to be the Vice President of
JPMorgan Chase Bank, National Association as attorney in fact for Citibank, N.A. and personally known to me to be the same person whose name is surscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such VICE IRES identifies 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 27 day of November, 2017.
Commission expires Nov 11, 20 21  Notary Public  Catherine M. Bertsch  SEND SUBSEQUENT TAX BILLS TO:
SEND SUBSEQUENT TAX BILLS TO:

Floiran Jimenez 1255 N. Pulaski Rd Chicago, IL 60651

1735508010 Page: 4 of 5

# **UNOFFICIAL COPY**

## Exhibit A Legal Description

Lot 86 in Wiltia. B. Weigel Subdivision of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 2, Towichip 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 16-02-309-014-0000

1735508010 Page: 5 of 5

# **UNOFFICIAL COPY**

### Exhibit B

### Permitted Encumbrances

- 1. The lien of taxes and assessments for the current year and subsequent years;
- 2. Matters the 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 terms (if any) in connection with the conduct of any activity upon the property.