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This Document Prepared By:

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1736029027D

Doc# 1736029027 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/26/2017 11:13 AM PG: 1 OF 4

After Recording Return To:

Saul Rojas

6029 S Spaulding Ave

Chicago, IL 60629

SPECIAL WARRANTY DEED

THIS INDENTURE made this 4 day of Dec., 2017, between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor"), and **Saul Rojas**, whose mailing address is 6029 S Spaulding Ave, Chicago, IL 60629, (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 **6629 S Kostner Ave., Chicago, IL 60629**.

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.

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Executed by the undersigned on Dec. 4, 2017 :

GRANTOR:

JPMorgan Chase Bank, N.A.

By:

[Signature]

12-4-17

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, 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 4 day of Dec, 2017

Commission expires OCT 25, 20 21

[Signature]
Notary Public Tiffany L. Thompson



SEND SUBSEQUENT TAX BILLS TO:
Saul Rojas, 6029 S Spaulding Ave, Chicago, IL 60629

REAL ESTATE TRANSFER TAX		26-Dec-2017
	CHICAGO:	1,215.00
	CTA:	486.00
	TOTAL:	1,701.00 *

19-22-216-020-0000 | 20171201671288 | 0-312-157-216

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

REAL ESTATE TRANSFER TAX		26-Dec-2017
	COUNTY:	81.00
	ILLINOIS:	162.00
	TOTAL:	243.00

19-22-216-020-0000 | 20171201671288 | 1-453-007-904

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Exhibit A
Legal Description

Lot 10 in Third Addition to Prince Builders Subdivision, being a subdivision of the West half of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter (except the South 174 feet thereof) of Section 22, Township 38 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Real Estate Index Number: 19-22-216-020-0000

Property of Cook County Clerk's Office
**COOK COUNTY
RECORDER OF DEEDS**

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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.