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Doc#: 1800449244 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/04/2018 10:44 AM Pg: 1 of 5

Dec ID 20171201667080
ST/CO Stamp 1-379-972-128 ST Tax \$250.50 CO Tax \$125.25



This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Palaji Brothers & Pollak Investments, LLC
1625 N Commerce Pkwy, Ste 315
Weston, FL 33326

SPECIAL WARRANTY DEED

THIS INDENTURE made this 17 day of Nov., 2017, between **JPMorgan Chase Bank, NA** hereinafter ("Grantor"), and **Palaji Brothers & Pollak Investments, LLC**, whose mailing address is **1625 N Commerce Pkwy, Ste 315, Weston, FL 33326** (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 **6 Le Moyne Pky, Oak Park, IL 60302**.

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.

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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.



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Executed by the undersigned on Nov. 27, 2017:

GRANTOR:

JPMorgan Chase Bank, NA

By: [Signature] 11/27/17

Name: Holly Freedman

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 Holly Freedman, 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of November, 20 17.

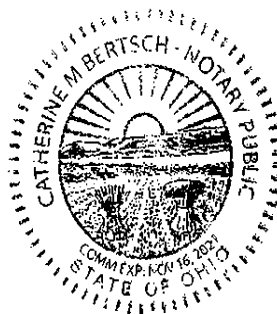
Commission expires Nov 16, 20 21
Notary Public

[Signature]

Catherine M. Bertsch

SEND SUBSEQUENT TAX BILLS TO:

Palaji Brothers & Pollak Investments, LLC
1625 N Commerce Pkwy, Ste 315
Weston, FL 33326



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Exhibit A
Legal Description

LOT TWENTY SIX (26) IN BLOCK ONE (1) IN FAIR OAK'S TERRACE BEING A SUBDIVISION OF THE EAST FIFTY (50) ACRES OF THE NORTH SEVENTY FIVE (75) ACRES OF THE NORTH WEST QUARTER (NW 1/4) OF SECTION FIVE (5), TOWNSHIP THIRTY NINE (39) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-05-106-031-0000

Property of Cook County Clerk's Office

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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.