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Doc# 1801118093 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/11/2018 03:10 PM PG: 1 OF 6

This Document Prepared By:

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

After Recording Return To:

Greater Chicagoland Fellowship
29 W. 225 North Ave
West Chicago, IL 60185

Exempt from the transfer tax under 35 ILCS 200/31-45(e).

SPECIAL WARRANTY DEED

THIS INDENTURE made this 29 day of DEC, 2017, between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor"), and **Greater Chicagoland Fellowship**, whose mailing address is **29 W. 225 North Ave, West Chicago, IL 60185**, (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, based on Grantor's intent to make a charitable gift for zero consideration, 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 **12858 South Emerald Avenue, Chicago, IL 60628**.

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.

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

1/11/18 [Signature]
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		11-Jan-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-33-110-054-0000 20171201670905 0-917-560-352		

REAL ESTATE TRANSFER TAX		11-Jan-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-33-110-054-0000 20171201670905 1-188-117-536		

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

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Executed by the undersigned on DEC 29, 2017 :

GRANTOR:

JPMorgan Chase Bank, N.A.

By: [Signature]

Name: **Timothy J Wilson**

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 Timothy J Wilson, 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 National Association, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of DEC, 2017

Commission expires 5-11, 2019

[Signature]
Notary Public **Henry L. Walters**



HENRY L. WALTERS
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
MAY 11, 2019

SEND SUBSEQUENT TAX BILLS TO:
Greater Chicagoland Fellowship
29 W. 225 North Ave, West Chicago, IL 60185

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Exhibit A
Legal Description

LOT 9 AND THE NORTH 1/2 OF LOT 10 IN BLOCK 15 IN THE NEW ROSELAND, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 33, NORTH OF THE INDIAN BOUNDARY LINE, AND PART OF FRACTIONAL SECTION 28 AND 33, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **25-33-110-054-0000**

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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.

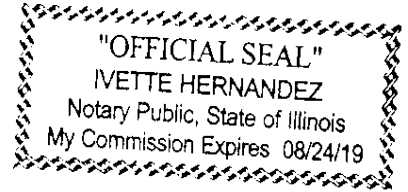
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 29th, 2017

[Signature]
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Affiant
this 29th day of December,
2017.

NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date December 29th, 2017

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Affiant
This 29th day of December,
2017.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)