

# UNOFFICIAL COPY

Doc#: 1815629043 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/05/2018 09:19 AM Pg: 1 of 5

Dec ID 20180501684647  
ST/CO Stamp 1-315-036-448 ST Tax \$149.00 CO Tax \$74.50  
City Stamp 1-986-125-088 City Tax: \$1,564.50



1815629043  
18NW7133191NR

This Document Prepared By:

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

After Recording Return To:

Santos Roman
4170 W Eddy St
Chicago, IL 60641

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 3<sup>RD</sup> day of May, 2018, between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor"), and **Santos Roman, Individual**, whose mailing address is **4170 W Eddy St, Chicago, IL 60641**, (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 **4834 W. Wabansia Ave, Chicago, IL 60639**.

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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Executed by the undersigned on 3 May, 2018:

GRANTOR:  
JPMorgan Chase Bank, N.A.

By: Charles H. Rieper 3 May 2018  
Name: Charles H. Rieper  
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 Charles H. Rieper, 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.

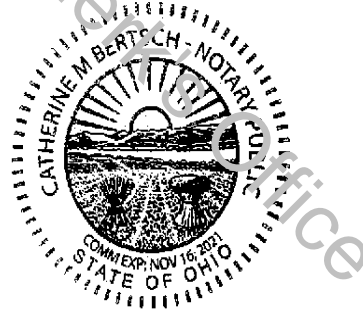
Given under my hand and official seal, this 3 day of May, 2018

Commission expires Nov 16, 2021

Notary Public

Catherine M. Bertsch

Catherine M. Bertsch



SEND SUBSEQUENT TAX BILLS TO:

Santos Roman  
4170 W Eddy St  
Chicago, IL 60641

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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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**Exhibit A**  
Legal Description

LOT 33 IN R.A. CEPEK'S RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE AND LOTS 42 TO 66 INCLUSIVE IN BLOCK 4 IN THE SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 26.60 CHAINS THEREOF AND SOUTH OF GRAND AVENUE, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-33-417-036-0000

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.