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Doc#: 1816618059 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/15/2018 11:50 AM Pg: 1 of 5

Dec ID 20180601692574
ST/CO Stamp 0-257-499-936 ST Tax \$37.00 CO Tax \$18.50
City Stamp 1-466-262-304 City Tax: \$388.50

FIDELITY NATIONAL TITLE 0104180160165

This Document Prepared By:

The Law Office of Beth Mann,
15127 S. 73 rd Ave.
Suite F
Orland Park, IL 60462



After Recording Return To:


Behrouz Hoghoughi
4219 W Harrington Ln.
Chicago, IL 60646

SPECIAL WARRANTY DEED

THIS INDENTURE made this 22 day of May, 2018, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Behrouz Hoghoughi**, whose mailing address is 4219 W Harrington Ln., Chicago, IL 60646, (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 **8030 S BRANDON AVE CHICAGO, IL 60617**.

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.

DB1/67125961.5	REAL ESTATE TRANSFER TAX	13-Jun-2018
	COUNTY:	18.50
	ILLINOIS:	37.00
	TOTAL:	55.50
21-31-215-032-0000 20180601692574 0-257-499-936		

REAL ESTATE TRANSFER TAX	13-Jun-2018	
	CHICAGO:	277.50
	CTA:	111.00
	TOTAL:	388.50 *
21-31-215-032-0000 20180601692574 1-466-262-304		

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

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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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Executed by the undersigned on May 22, 20 18:

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature] 5/22/18

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 22 day of May, 20 18

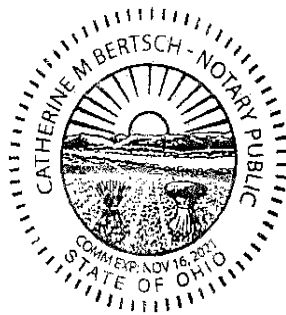
Commission expires Nov 16, 20 21
Notary Public

[Signature]

Catherine M. Bertsch

SEND SUBSEQUENT TAX BILLS TO:

Behrouz Hoghoughi
4219 W Harrington Ln.
Chicago, IL 60646



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Exhibit A
Legal Description

LOT 13 IN BLOCK 5 IN C.L. HAMMOND'S SUBDIVISION OF THE SOUTH 1/2
(EXCEPT THE WEST 25 FEET THEREOF) OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 21-31-215-032-0000

Commonly Known As:
8030 S Brandor Ave
Chicago, IL 60617

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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.