

731431 1/2



1822919356D

Doc# 1822919356 Fee \$50.00

IRHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/17/2018 02:13 PM PG: 1 OF 7

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

This Document Prepared By: *Brian Segel*

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

After Recording Return To:

Irwin S. Negron
3426 N. Ashland Ave, #3S
Chicago, IL 60657

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18 day of JUL, 2018, between **JP MORGAN CHASE BANK, NA** hereinafter ("Grantor"), and **Irwin S. Negron**, whose mailing address is **3426 N. Ashland Ave., Unit 3S, Chicago, IL 60657**, (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 **3426 N. Ashland Ave., Unit 3S, Chicago, IL 60657**.

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

Handwritten signature/initials
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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

UNOFFICIAL COPY

Executed by the undersigned on JUL 18, 2018:

GRANTOR:

JP Morgan Chase Bank, NA

By: *Timothy J. Wilson* JUL 18 2018

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 JP Morgan 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 Timothy J Wilson [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 18 day of JUL, 2018

Commission expires June 5 2021
Notary Public *Heather R. Sears*
Heather R Sears



SEND SUBSEQUENT TAX BILLS TO: N.
Irwin S. Negron; 3426 Ashland Ave., Unit 3S, Chicago, IL 60657

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EXHIBIT "A"

PARCEL ONE:

Unit No. 3S, together with its undivided percentage interest in the common elements in 3426-3428 North Ashland Avenue Condominiums, as delineated and defined in the Declaration recorded as Document no. 0020937688, as amended from time to time, in the East Half of the Southeast Quarter of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL TWO:

Exclusive use for parking purposes in and to Parking Space No. PS-3S and PS-3S2, a limited common elements, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

Pin: 14.19.417.034.1005

Property address: 3426 N. Ashland Ave Apt. 3S
Chicago, IL 60657

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.

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731431

REAL ESTATE TRANSFER TAX

15-Aug-2018



CHICAGO:

2,700.00

CTA:

1,080.00

TOTAL:

3,780.00 *

14-19-417-034-1005 | 20180801650069 | 0-988-847-904

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

15-Aug-2018



COUNTY:	180.00
ILLINOIS:	360.00
TOTAL:	540.00

14-19-417-034-1005

| 20180801650069 | 1-294-626-592