

UNOFFICIAL COPY

Doc#: 1826257026 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/19/2018 09:57 AM Pg: 1 of 5

Dec ID 20180901682376
ST/CO Stamp 0-668-174-496 ST Tax \$6.50 CO Tax \$3.25

This Document Prepared By:

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

After Recording Return To:

Severo S. Sanchez
9451 Maple Dr., Apt. #2NS
Rosemont, IL 60018

14530 Jefferson St
Harvey, IL 60426

SPECIAL WARRANTY DEED

THIS INDENTURE made this 10th day of September, 2018, between JPMorgan Chase Bank, N.A. hereinafter ("Grantor"), and Severo S. Sanchez, whose mailing address is 9451 Maple Dr., Apt. #2NS, Rosemont, IL 60018 (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 14530 Jefferson St., Harvey, IL 60426.

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

FIDELITY NATIONAL TITLE

SC18013419

UNOFFICIAL COPY

Executed by the undersigned on Sept. 10, 2018:

GRANTOR:
JPMorgan Chase Bank, N.A.

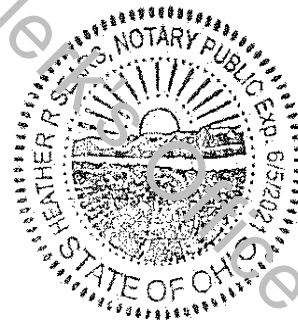
By: Kathy J. Carns
Name: Kathy J Carns 9-10-18
Title: Vice President

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 Kathy J. Carns 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 10 day of Sept, 2018

Commission expires June 5 20 21
Notary Public Heather R Sears
Heather R Sears



SEND SUBSEQUENT TAX BILLS TO:

Severo S. Sanchez
9451 Maple Dr., Apt. #2NS
Rosemont, IL 60018
14530 Jefferson St.
Harvey, IL 60426

UNOFFICIAL COPY

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.

\$ 6500.00



112 21062

REAL ESTATE TRANSFER TAX

18-Sep-2018



COUNTY:	3.25
ILLINOIS:	6.50
TOTAL:	9.75

29-08-219-036-0000

20180901652376 | 0-668-174-496

UNOFFICIAL COPY

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.

UNOFFICIAL COPY

EXHIBIT A

Order No.: SC18013419

For APN/Parcel ID(s): 29-08-219-036, and 29-08-219-037 and 29-08-219-037-0000

For Tax Map ID(s): 29-08-219-036-0000 and 29-08-219-037-0000

LOTS 16 AND 17 IN BLOCK 'N' IN ACADEMY ADDITION TO HARVEY A SUBDIVISION OF THE NORTHWEST 1/4 SOUTH OF CALUMET RIVER AND WEST OF ILLINOIS CENTRAL RAILROAD, SECTION 9 AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 8 SOUTH OF THE CALUMET RIVER (EXCEPT THAT PART OF SAID NORTHEAST 1/4 LYING SOUTH OF THORNTON ROAD AND EXCEPT SOUTH 35 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8) ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office