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Fidelity National Title

OCEM180208965

1 OF 1

Doc#: 1828519000 Fee: \$56.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/12/2018 08:54 AM Pg: 1 of 5

Dec ID 20180901694671

ST/CO Stamp 0-379-782-304 ST Tax \$104.50 CO Tax \$52.25

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:

Syed J Ashraf
Noor Shahnaz Nizamuddin
8656 Frontage Road
Morton Grove IL 60053

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18th day of September 2018, between **JPMorgan Chase Bank, N.A.**, hereinafter ("Grantor"), and **Syed J Ashraf and Noor Shahnaz Nizamuddin**, whose mailing address is 8656 Frontage Road, Morton Grove, IL 60053 (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 **1275 E BALDWIN LN UNIT 401, PALATINE IL 60074**.

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.

Property of Cook County Clerk's Office

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Executed by the undersigned on Sept. 18, 2018:

GRANTOR:

JPMorgan Chase Bank, N.A.

By: Kathy J Cams

Name: Kathy J Cams 9-18-18

Title: Vice President

STATE OF Ohio
COUNTY OF Franklin

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathy J Cams, 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 18 day of Sept, 2018

Commission expires June 5 2021
Notary Public Heather R. Sears

Heather R Sears

SEND SUBSEQUENT TAX BILLS TO:

Syed J Ashraf
Noor Shahnaz Nizamuddin
8656 Frontage Road
Morton Grove IL 60053



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Exhibit A Legal Description

PARCEL 1:

UNIT NUMBER 410, IN SAN TROPAL CONDOMINIUM, BUILDING NUMBER 2, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTH 780 FEET, AS MEASURED AT RIGHT ANGLES, TO THE SOUTH LINE THEREOF, OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 24917327; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND EASEMENTS FOR SAN TROPAL PLANNED RESIDENTIAL DEVELOPMENT, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1067400, DATED MARCH 31, 1976, AND RECORDED APRIL 12, 1976, AS DOCUMENT NUMBER 23448134 AND CREATED BY DEED, FROM MIDWEST BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 19, 1978, AND KNOWN AS TRUST NUMBER 78092714 TO JOSEPH P. CONROY AND HELEN A. CONROY DATED MAY 3, 1979 AND RECORDED MAY 16, 1979 AS DOCUMENT NUMBER 24962051 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 02-12-200-092-1038

REAL ESTATE TRANSFER TAX

11-Oct-2018



COUNTY:	52.25
ILLINOIS:	104.50
TOTAL:	156.75

02-12-200-092-1038

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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.