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Doc# 1836141050 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/27/2018 10:06 AM Pg: 1 of 5

Dec ID 20181101645044
ST/CO Stamp 1-156-867-744 ST Tax \$214.00 CO Tax \$107.00

CT # 177
18N10135172NR

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Rd.
Schaumburg, IL 60173
P (847) 517-4310

After Recording Return To:

Greater Works LLC
8045 S Wolcott Ave
Chicago, IL 60619

SPECIAL WARRANTY DEED

THIS INDENTURE made this 23 day of October, 2018, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Greater Works LLC, whose mailing address is 8045 S Wolcott Ave, Chicago, IL 60619 (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 18507 River RD., Hazel Crest, IL 60429.

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 set out above, whether expressed, implied, implied by law, or otherwise, concerning the

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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.

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Executed by the undersigned on Oct 23, 2018

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature] 10/23/18

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, National Association, 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 23 day of October, 2018

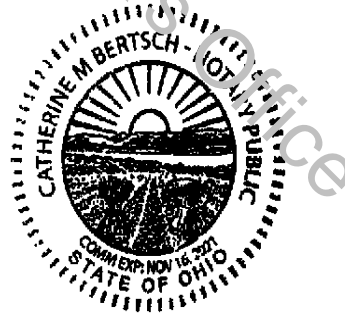
Commission expires Nov 16, 2021

Notary Public: Catherine M. Bertsch

Catherine M. Bertsch

SEND SUBSEQUENT TAX BILLS TO:

Greater Works LLC
8045 S Wolcott Ave.
Chicago, IL 60619



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Exhibit A
Legal Description

Lot 165 in Dynasty Lakes Estates, Unit Number 4, being a subdivision of part of the Northwest quarter of Section 7, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Number: 31-02-107-015-0000

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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.