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Doc#: 1836104051 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/27/2018 10:36 AM Pg: 1 of 5

Dec ID 20181201662167
ST/CO Stamp 0-489-580-192 ST Tax \$275.50 CO Tax \$137.75
City Stamp 2-013-608-608 City Tax: \$2,892.75

CT 1836104051
18NOV17 133095NR

This Document Prepared By:

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

After Recording Return To:

Miguel Romero
5704 W 81 st St
Burbank, IL 60459

SPECIAL WARRANTY DEED

THIS INDENTURE made this 8 day of December, 2018, between **The Bank of New York Mellon, F/K/A The Bank of New York, as Successor-In-Interest to JPMorgan Chase Bank, N.A., F/K/A JPMorgan Chase Bank as Trustee for Bear Stearns Asset Backed Securities Trust 2003-SD1, Asset-Backed Certificates, Series 2003-SD1, hereinafter ("Grantor")**, and **Miguel Romero, individual, whose mailing address is 5704 W 81st St, Burbank, IL 60459, 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 4134 W. 47th St, Chicago, IL 60632.

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.

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Executed by the undersigned on December 6, 2018 :

GRANTOR:

The Bank of New York Mellon, F/K/A The Bank of New York, as Successor-In-Interest to JPMorgan Chase Bank, N.A., F/K/A JPMorgan Chase Bank as Trustee for Bear Stearns Asset Backed Securities Trust 2003-SD1, Asset-Backed Certificates, Series 2003-SD1 by JPMorgan Chase Bank, National Association as Attorney in Fact

By: Johnna May 12/6/2018

Name: Johnna May

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 Johnna May, personally known to me to be the Vice President of **JPMorgan Chase Bank, National Association as Attorney in Fact for The Bank of New York Mellon, F/K/A The Bank of New York, as Successor-In-Interest to JPMorgan Chase Bank, N.A., F/K/A JPMorgan Chase Bank as Trustee for Bear Stearns Asset Backed Securities Trust 2003-SD1, Asset-Backed Certificates, Series 2003-SD1**, 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 6 day of December, 2018

Commission expires June 5 2021
Notary Public

Heather R. Sears
Heather R Sears

SEND SUBSEQUENT TAX BILLS TO:

Miguel Romero
5704 W 81st St
Burbank, IL 60459



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Exhibit A
Legal Description

LOT 153 IN FREDERICK H. BARTLETT'S 47TH STREET SUBDIVISION OF LOT C IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF SECTION 3 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-03-417-018-0000

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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.