### **UNOFFICIAL COPY**

Doc#. 1902247021 Fee: \$56.00

Edward M. Moody

Cook County Recorder of Deeds Date: 01/22/2019 09:14 AM Pg: 1 of 5

Dec ID 20190101679052 ST/CO Stamp 1-337-803-168 ST Tax \$3.00 CO Tax \$1.50 City Stamp 0-822-428-064 City Tax: \$31.50

This Document Prepared By:

The Law Office of Bet's Manr	1,
15127 S. 73 <sup>rd</sup> Ave.	
Suite F	X
Orland Park, IL 60462	

After Recording Return To:

	Camelia Gutierrez
	6435 S. LONG ST
	CHICAGO IL 60638
J	

FIDELITY NATIONAL TITLE OCBM180500361

#### SPECIAL WARRANTY DEED

THIS INDENTURE made this 1/th day of 1000 of 1, 2019, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Camelia Gutieri et, whose mailing address is 6435 S. LONG ST, CHICAGO IL 60638, (hereinafter, [collectively] Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollace (\$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 essigns, FOREVER, the real property situated in the County of COOK and State of Illinois and more particularly described on Exhibit A and known as 6453 S SEELEY AVE CHICAGO IL 60636.

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.

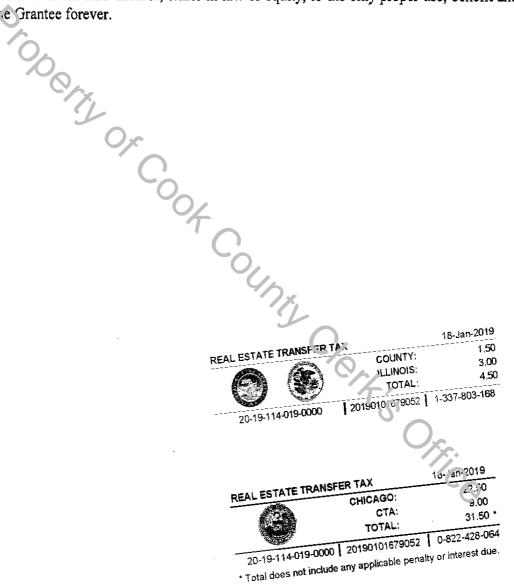
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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the 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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# **UNOFFICIAL COPY**

Executed by the undersigned	1 on <u>lan</u>	<u>, 7</u> , 20 <u>/9</u>	<b>:</b>		
	GRANTOI JPMorgan By: Yaca	Chase Bank,	National Asso	ciation	
	Name:	Kathy J Can	ns	/-:	7-19
	Title:	Vice Presid			
DOO BY					
STATE OFOhio	0;c Q_	_			
COUNTY OFFrankli	<u>n</u> )	94			
I, the undersigned, a Notary I CERTIFY that Kathy J C J PMorgan Chase Bank, N.A., a	Cams nerse	onally known to	me to be the	Vice President	of
subscribed to the foregoing in	nstrument, a	ppeared before:	ne this day in	person and ackn	owledged
that as such Vice Preside					
[HER] free and voluntary ac	t, and as the	free and volunt	ary act and dee	ed of said	-
National Association , fo	or the uses ar	nd purposes the	rein set fort.		
Given under my hand	l and official	seal, this	_day of	0	
Commission expires OCT 25.  Notary Public 1991.	, 20 <u>21</u>			Off	
XM9B	' //	and the state of t			0
000/	Fiffany L. Thon	npson	CHILL SE	e Tippany L. Th	HOMPSON
SEND SUBSEQUENT TAX	BILLS TO:			NOTARY P FOR TH STATE OF	UBLIC HE OHIO
Camelia Gutierrez				My Commissio October 25	
6435 S. LONG ST		***	ATE OF ON	am anglada na amara tan an	•
CHICAGO IL 60638			***********		
CHICAGO IL 00036					

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# **UNOFFICIAL COPY**

#### Exhibit A Legal Description

LOTS 27 AND 28 (EXCEPT THE NORTH 20 FEET) IN BLOCK 24 IN THE SOUTH LYNNE, A SUBDIVISION IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 6453 South Seeley Avenue, Chicago, Il 60636

Permanent Real Estate Index Number: 20-19-114-019-0000



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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 at on the property.