

# UNOFFICIAL COPY

Doc#: 1909808352 Fee: \$56.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/08/2019 01:02 PM Pg: 1 of 5

Dec ID 20190301633180  
ST/CO Stamp 1-459-125-664 ST Tax \$92.50 CO Tax \$46.25  
City Stamp 1-703-736-736 City Tax: \$971.25

This Document Prepared By:

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

After Recording Return To:

Chengdao Yu
Jianrong Sheng
1419 W Harrison St.
Chicago, IL 60607

FIDELITY NATIONAL TITLE  
1576010  
181

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 21 day of MARCH, 2019, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Chengdao Yu and Jianrong Sheng, Joint Tenants whose mailing address is 1419 W Harrison St., Chicago, IL 60607, (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 1513 W. Fargo Ave #201N, Chicago, IL 60626.

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.

REAL ESTATE TRANSFER TAX	03-Apr-2019
COUNTY:	46.25
ILLINOIS:	92.50
TOTAL:	138.75

11-29-310-018-1001 | 20190301633180 | 1-459-125-664

REAL ESTATE TRANSFER TAX	03-Apr-2019
CHICAGO:	693.75
CTA:	277.50
TOTAL:	971.25 *

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\* Total does not include any applicable penalty or interest due.

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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 March 21, 2019 :

GRANTOR:

JPMorgan Chase Bank, National Association

By: Donna J. Gilkerson 321-2019

Name: Donna J. Gilkerson

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 Donna J. Gilkerson, 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 21 day of Mar, 2019

Commission expires June 5 2021

Notary Public Heather R. Sears  
Heather R Sears

SEND SUBSEQUENT TAX BILLS TO:

Chengduo Yu  
Jianrong Sheng  
1419 W Harrison St.  
Chicago, IL 60607



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## Exhibit A Legal Description

Parcel 1: Unit G-N in the 1513 W. Fargo Condominium as delineated on the survey of the following described real estate:

Lot 3 (except the East 5 feet thereof) In Block 9 in Birchwood Beach, being a subdivision in Section 29, Township 41 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium, recorded as Document 0608910095; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-1 and S-1, limited common elements, as delineated on the survey attached to the Declaration of Condominium aforesaid, recorded as Document 0608910095.

Permanent Real Estate Index Number: 11-29-310-018-1001

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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.