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Doc# 1915057011 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/30/2019 09:48 AM Pg: 1 of 5

Dec ID 20190501675304
ST/CO Stamp 0-896-671-648 ST Tax \$788.50 CO Tax \$394.25

FIDELITY NATIONAL TITLE *CDM 18032816*

1072

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:

Nazneen Agha Estates, LLC
171 Basswood Drive
Elk Grove Village IL 60007

~~Brenda Murray~~
~~1300 ILLINOIS, # 125, Naperville IL~~

60563

SPECIAL WARRANTY DEED

THIS INDENTURE made this *14th* day of *May*, 20*19*, between JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, hereinafter ("Grantor"), and Nazneen Agha Estates, LLC, whose mailing address is 171 Basswood Drive, Elk Grove Village, IL 60007, (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 1 FALCON LAKES DR SOUTH BARRINGTON IL 60010.

** An Illinois limited liability company,*

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

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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

REAL ESTATE TRANSFER TAX

23-May-2019



COUNTY:	394.25
ILLINOIS:	788.50
TOTAL:	1,182.75

01-28-208-001-0000 | 20190501675304 | 0-886-671-648

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Executed by the undersigned on May 14, 2019:

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Kathy J. Cams

Name: Kathy J Cams

MAY 14 2019

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 14 day of May, 2019

Commission expires June 5, 2021

Notary Public Heather R. Sears

Heather R Sears

SEND SUBSEQUENT TAX BILLS TO:

Nazneen Agha Estates, LLC
171 Basswood Drive
Elk Grove Village IL 60007

1 Falcon Lakes Dr.
South Barrington IL 60010

DB17 67125961.5



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Exhibit A Legal Description

LOT 1 IN FALCON LAKES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 23, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE 1/2 EAST OF THE NORTHEAST 1/4, SECTION 26, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1 FALCON LAKES DRIVE, SOUTH BARRINGTON, IL 60010

Permanent Real Estate Index Number: 01-26-208-001-0000

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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.