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Doc#: 2007213039 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/12/2020 09:49 AM Pg: 1 of 5

Dec ID 20200201628379
ST/CO Stamp 0-114-192-224 ST Tax \$122.00 CO Tax \$61.00
City Stamp 0-451-964-768 City Tax: \$1,281.00

GIT

410507215(1/1)

This Document Prepared By:

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

After Recording Return To:

Alaa Shaker Muhamed Abuawad
1130 Bernard Dr.
Buffalo Grove, IL 60089
P: 847-660-4570

SPECIAL WARRANTY DEED

THIS INDENTURE made this 12th day of February, 2020, between **JPMorgan Chase Bank, NA**, hereinafter ("Grantor"), and **Alaa Shaker Muhamed Abuawad**, whose mailing address is **1130 Bernard Dr., Buffalo Grove, IL 60089** (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 **3116 W. Lexington St., Chicago, IL 60612**.

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.

Property of Cook County Clerk's Office

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Executed by the undersigned on February 12, 20 20 :

GRANTOR:

JPMorgan Chase Bank, NA

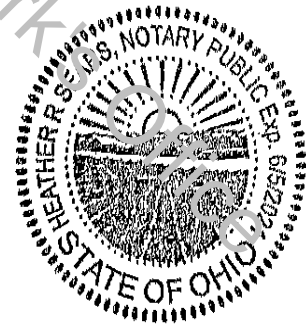
By: Tisha Denney 2/12/2020
Name: Tisha Denney
Title: Authorized SignerSTATE OF OHIO)
COUNTY OF FRANKLIN) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tisha Denney personally known to me to be the Authorized Signer of JPMorgan Chase Bank, NA, 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 Authorized Signer 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 12th day of February, 20 20.Commission expires June 5 2021
Notary PublicHeather R. Sears

Heather R Sears

SEND SUBSEQUENT TAX BILLS TO:

Alaa Shaker Muhamed Abuawad
1130 Bernard Dr., Buffalo Grove, IL 60089

REAL ESTATE TRANSFER TAX		06-Mar-2020	
	COUNTY:		61.00
	ILLINOIS:		122.00
	TOTAL:		183.00
16-13-304-036-0000		20200201628379	0-114-192-224

REAL ESTATE TRANSFER TAX		06-Mar-2020	
	CHICAGO:		915.00
	CTA:		366.00
	TOTAL:		1,281.00 *
16-13-304-036-0000		20200201628379	0-451-964-768
* Total does not include any applicable penalty or interest due.			

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EXHIBIT "A"

LOT 40 IN BLOCK 2 IN GEORGE K. SHOENBERGER'S SUBDIVISION OF THE EAST 1/4 OF THE NORTH 40 RODS OF THE SOUTHEAST 1/4 OF SECTION 14 AND OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 3116 W Lexington St, Chicago, IL 60612
Tax Number: 16-13-304-036-0000

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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.