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Doc#. 2136406052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/30/2021 07:04 AM Pg: 1 of 5

Dec ID 20211201664305
ST/CO Stamp 2-038-409-872 ST Tax \$148.50 CO Tax \$74.25



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1001 AU

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Triumph Hermosa, Inc.
7035 Veterans Blvd
Burr Ridge, IL 60527

SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of NOV, 2021, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Triumph Hermosa, Inc.**, whose mailing address is **7035 Veterans Blvd, Burr Ridge, IL 60527** (hereinafter, collectively, "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Ten Dollars and 00/100 (\$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 **836 Arquilla Dr, Glenwood, IL 60425**.

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.

NO. 7176 REAL ESTATE TRANSFER TAX
AMOUNT 740 The Village of
DATE 12/10/21 GLENWOOD
SOLD BY EL



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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 NOV 12, 2021 :

GRANTOR:

JPMorgan Chase Bank, National Association

By: [Signature] NOV 12 2021
Name: Timothy J Wilson
Title: Authorized Signer

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 Timothy J Wilson personally known to me to be the Authorized Signer 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 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 Authorized Signer, for the uses and purposes therein set forth.

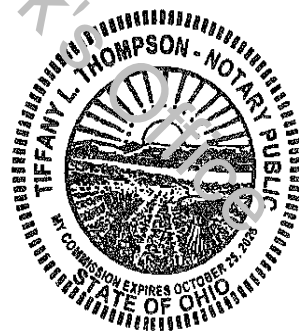
Given under my hand and official seal, this 12 day of NOV, 2021.

Commission expires Oct 25, 2026
Notary Public

[Signature]
Tiffany L. Thompson

SEND SUBSEQUENT TAX BILLS TO:

Triumph Hermosa, Inc.
7035 Veterans Blvd
Burr Ridge, IL 60527



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Exhibit A
Legal Description

LOT 432 IN GLENWOOD MANOR UNIT NO. 7, A SUBDIVISION IN THE NORTH WEST ¼ OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTH WEST ¼ OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 32-04-112-002-0000

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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.

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