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Karen A. Yarbrough
Cook County Clerk
Date: 03/11/2022 12:46 PM Pg: 1 of 6

Dec ID 20220201637348
ST/CO Stamp 1-165-993-360 ST Tax \$135.00 CO Tax \$67.50

CT

22NW7148215N2
1531 RD

This Document Prepared By:

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

After Recording Return To:

Marys Lane Blue Crab LLC
55 Yorktown Shopping Center #220
Lombard, IL 60148

3372 White Eagle Dr
Naperville, IL 60564

SPECIAL WARRANTY DEED

THIS INDENTURE made this 25th day of February, 2022, between JPMorgan Chase Bank, National Association, hereinafter ("Grantor"), and Marys Lane Blue Crab LLC, whose mailing address is 55 Yorktown Shopping Center #220, Lombard, IL 60148 (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 2944 Ridge Rd, Lansing, IL 60438.

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 25, 2022 :

GRANTOR:

JPMorgan Chase Bank, National Association

By: K. Wiles

Name: Kristen Wiles

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 Kristen Wiles, 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 **National Association**, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of Feb., 20 22.

Commission expires June 23 2020

Notary Public Heather R Sears

Heather R Sears



SEND SUBSEQUENT TAX BILLS TO:

Marlys Lane Blue Crab LLC, 55 Yorktown Shopping Center #220, Lombard, IL 60148

3372 White Eagle Dr
Naperville, IL 60564

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Exhibit A Legal Description

LOT 14 AND LOT 15 IN BLOCK 8 IN LANSING MEADOWS, BEING A SUBDIVISION OF (EXCEPT THE SOUTH 264.0 FEET OF THE WEST 645.0 FEET AND (EXCEPT THE SOUTH 125.0 FEET OF THE EAST 83.0 FEET) THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 30-31-223-032-0000; 30-31-223-033-0000

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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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VILLAGE OF LANSING

Patricia L. Eidam
Mayor

Brian Hanigan
Finance Director



Office of the Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: JPMorgan Chase Bank, National Association

3415 Vision Drive
Columbus, OH 43219

Telephone: 904-836-1630

Attorney or Agent: Ginali Associates PC

Telephone No.: 847-517-4310

Property Address: 2944 Ridge Road

Lansing, IL 60438

Property Index Number (PIN): 30-31-223-032 & 033-0000

Water Account Number: 120 4051 00 04

Date of Issuance: March 2, 2022

(State of Illinois)

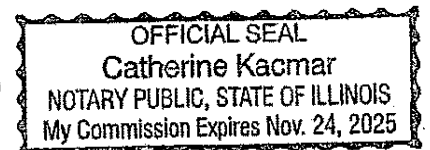
(County of Cook)

This instrument was acknowledged before
me on March 2, 2022 by
Catherine Kacmar.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.