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Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2023 08:04 AM Pg: 1 of 5

Dec ID 20230801687635
ST/CO Stamp 0-004-560-336 ST Tax \$335.00 CO Tax \$167.50

PT23-90494 W 1/2

This Document Prepared By:

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

After Recording Return To:

MARIETTA H. DE LOS SANTOS
200 Inwood Dr Unit 113
Wheeling, IL 60090

PROPER TITLE, LLC SPECIAL WARRANTY DEED

THIS INDENTURE made this 14 day of June, 2023, between **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, hereinafter ("Grantor"), and **MARIETTA H. DE LOS SANTOS**, whose mailing address is **200 Inwood Dr Unit 113, Wheeling, IL 60090** (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 **2700 SUMMIT DR APT 209, GLENVIEW, IL 60025.** *v unmarried*

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 June 14, 2023 :

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Yvette Greene 06/14/2023

Name: Yvette Greene

Title: Authorized Signer

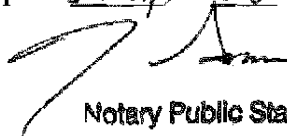
Physically Appeared

STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yvette Greene, 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.

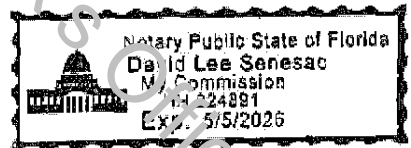
Given under my hand and official seal, this 14 day of June, 2023.

Commission expires 5 May, 2026
Notary Public



David Lee Senesac
06-14-2023

Notary Public State of Florida



SEND SUBSEQUENT TAX BILLS TO:

MARIETTA DE LOS SANTOS, 200 Inwood Dr Unit 113, Wheeling, IL 60090

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Exhibit A Legal Description

Parcel 1:

Unit 209 in Haverford Condominium, as delineated on a survey of the following described real estate: Lot 51 in "Haverford" being a Resubdivision in Section 23, Township 42 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded August 24, 2004 as Document Number 0417632069, in Cook County Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominiums recorded as Document Number 0513834026, together with its undivided percentage interest in the common elements.

Parcel 2:

The Exclusive Right to use Parking Space 31 as limited common elements as delineated on a survey attached to the Declaration recorded as Document Number 0513834026.

Parcel 3:

Easement for Ingress and Egress for the benefit of Parcel 1 over Lots "A" to "O" both inclusive, as shown on the plat of Resubdivision of Haverford, aforesaid recorded on August 24, 2004 as Document Number 0417632069.

Permanent Real Estate Index Number: **04-20-205-014-1021**

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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.