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Doc#: 2328555058 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/12/2023 10:40 AM Pg: 1 of 5

Dec ID 20230901626647
ST/CO Stamp 1-703-838-672 ST Tax \$52.00 CO Tax \$26.00
City Stamp 1-082-328-016 City Tax: \$546.00

This Document Prepared By:

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

After Recording Return To:

Romeros Construction Service Inc
4948 W Crystal St
Chicago, IL 60651

SPECIAL WARRANTY DEED

THIS INDENTURE made this 20 day of July, 2023, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Romeros Construction Service Inc**, whose mailing address is **4948 W Crystal St, Chicago, IL 60651** (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 **538 N Leamington Ave, Chicago, IL 60644**.

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.

DBI/ 67125961.5

Proper Title, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

11 PT23-89401W

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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.

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Executed by the undersigned on July 20, 2023 :

GRANTOR:

JPMorgan Chase Bank, National Association

By: Yvette Greene _____ 07/20/2023

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 20 day of July, 2023.

Commission expires 5 May, 2026
Notary Public



David Lee Senesar
Notary Public State of Florida 07-20-2023



SEND SUBSEQUENT TAX BILLS TO:

Romeros Construction Service Inc. 4948 W Crystal St. Chicago, IL 60651

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Exhibit A **Legal Description**

Lot 6 in Block 2 in Waller's subdivision of the West 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 13 East of the Third Principal Meridian, (except the North 22 acres of thereof) in Cook County, Illinois

Permanent Real Estate Index Number: **16-09-216-035-0000**

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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.