



Doc#: 0920934022 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/28/2009 10:21 AM Pg: 1 of 3

Return to:
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60560

1120091008331

(10P1)

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 6 day of JULY, 2009, between WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE, BY ASSIGNMENT, duly authorized to transact business in the State of Illinois, party of the first part, and SEAN KIMBROUGH AND JAMES KIMBROUGH, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois, known and described as follows, to wit: not as Tenants in Common, but as JOINT TENANTS

LOT 1 IN THE SUBDIVISION OF THE EAST 1/2 OF LOT 41 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together will all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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 incumbered 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:

General real estate taxes for 2008 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

Permanent Real Estate Number(s): 25-16-410-029-0000

Address(s) of Real Estate: 10800 South State Street Chicago, IL 60628

Handwritten signatures and initials:
Zem
KLE
X

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE, BY ASSIGNMENT

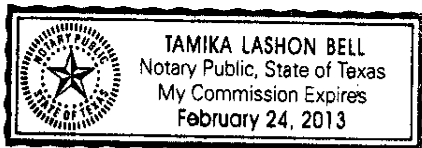
By 
 President **Adria Brennan**
Vice President

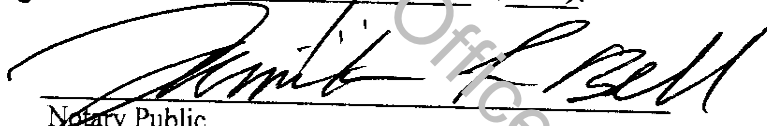
Attest: _____

STATE OF Texas)
COUNTY OF Dallas)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Adria Brennan personally known to me to be the VP President of JPMorgan CHASE, a(r) _____ corporation, and _____, personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____ President and _____ Secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of July 20 09.




Notary Public
Commission expires Feb 24 2013

This instrument was prepared by: Attorney Donald C. Marcum
Wheatland Title, 105 W. Veterans Pkwy Yorkville, IL 60560 (630) 892-2323 ext. 234

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Mail to:
Wheatland Title Guaranty
105 W. Veterans Pkwy
Yorkville, IL 60560

Send Subsequent Tax Bills to:
SEAN KIMBROUGH AND JAMES KIMBROUGH
3717 176th Place
Lansing, IL 60438


City of Chicago
 Dept. of Revenue
 584886




Real Estate
 Transfer Stamp
 \$210.00

07/28/2009 09:12 Batch 10263 4

Property of Cook County Clerk's Office

STATE TAX
STATE OF ILLINOIS

 JUL. 28 09
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE
 TRANSFER TAX
 0002000
 # 00000044876
 FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

 JUL. 28 09
 REVENUE STAMP

REAL ESTATE
 TRANSFER TAX
 0001000
 # 0000057163
 FP 103042