

UNOFFICIAL COPY

AMERICAN TITLE order # 1932185



0927305011B

SPECIAL WARRANTY DEED

Doc#: 0927305011 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/30/2009 09:33 AM Pg: 1 of 3

Completed By: Ginali Associates, P.C.  
947 N. Plum Grove Road, Schaumburg, IL 60173

THIS INDENTURE, made on the 6<sup>th</sup> day of August, 2009, by and between

**Wells Fargo Bank N.A., a National Banking Association, as Trustee**, hereinafter referred to as grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and Salvador Mendez, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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, ALIENATE AND CONVEY unto the party of the second part, Salvador Mendez and his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

**LOT 40 IN BLOCK 5, IN CASS SUBDIVISION OF THE EAST 30 ACRES OF THE SOUTH 64 ACRES OF THE NORTH WEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Together with 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, Salvador Mendez, his 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, Salvador Mendez, his 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 as to matters of title.

Permanent Real Estate Numbers: 16-25-126-011-0000

Address of the Real Estate: 2835 W. 25<sup>th</sup> Street  
Chicago, IL 60623

Asset 16603854

# UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS

SEP. 24. 09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

000000335

REAL ESTATE TRANSFER TAX

0004000

FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

SEP. 24. 09

REVENUE STAMP

000000000

REAL ESTATE TRANSFER TAX

0002000

FP 103028

CITY TAX

CITY OF CHICAGO

SEP. 24. 09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

000000000

REAL ESTATE TRANSFER TAX

0042000

FP 102812

Property of Cook County Clerk's Office

# 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 Agent, the day and year first above written.

Wells Fargo Bank N.A., a National Banking Association,  
as Trustee

By: Perry W. Pollard  
Its: AUP

STATE OF TEXAS

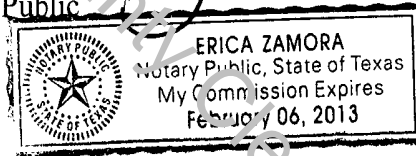
Dallas COUNTY

On this date, before me personally appeared Perry W. Pollard /AUP, pursuant to a delegation of authority, to me known to be the person who executed the foregoing instrument on behalf of the Seller, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 6<sup>th</sup> day of August, 2009.

Erica Zamora  
Notary Public

My term Expires: 2/06/13



MAIL TO:

Salvador Mendez  
5106 S. LAVERGNE  
CHICAGO, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Same