

UNOFFICIAL COPY



Doc#: 0931405002 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/10/2009 09:24 AM Pg: 1 of 2

090297307927

PREPARED BY:
Codilis & Associates, P.C.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:
Joanna Olech and Pawel Wielgus
2300 W. STREET
River Grove IL
60171

MAIL RECORDED DEED TO:
~~Joanna Olech and Pawel Wielgus~~
KEVIN DILLON #300
6653 N. NW HWY.
CAGO IL
60631-1307

1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Wachovia Bank, National Association Attorney In Fac. Wells Fargo Bank, N.A, a corporation organized and existing under the laws of the State of SC, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Joanna Olech and Pawel Wielgus, AS SOLE TENANTS w/ RIGHT of SURVIVORSHIP of 6231 W Roscoe Chicago, IL 60634- , all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 22 IN BLOCK 2 IN N.O. SHIVELY AND COMPANY'S FULLERTON AVENUE PARK ADDITION, BEING A SUBDIVISION (EXCEPT THE RAILROAD RIGHT OF WAY) SOUTH OF THE INDIAN BOUNDARY LINE OF THE EAST 20 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED AS DOCUMENT 445728, IN COOK COUNTY, ILLINOIS.

12-34-203-034
2300 West Street, River Grove, IL 60171

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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Special Warranty Deed - Continued

Dated this 22nd Day of September 20 09

Wachovia Bank, National Association Attorney In Fact Wells Fargo Bank, N.A

By [Signature]

STATE OF IOWA)
COUNTY OF POLK) SS.

LYNN CORDER
Vice President Loan Documentation

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lynn Corder personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22nd Day of September 20 09

[Signature]
Notary Public


My commission expires: _____

Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
_____ Agent.


RAY ALLAN
Commission Number 743512
My Commission Expires
October 20, 2009

VILLAGE OF RIVER GROVE
Property
Inspection
No 002609

11-2-09
Approved

STATE TAX
STATE OF ILLINOIS

NOV.-6.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000030526
REAL ESTATE
TRANSFER TAX
0017000
FP326652

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

NOV.-6.09
REVENUE STAMP

000005472
REAL ESTATE
TRANSFER TAX
0008500
FP326665