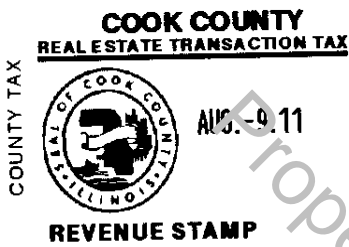


UNOFFICIAL COPY



# 0000000142	REAL ESTATE TRANSFER TAX
	0008500
	FP 103044

Doc#: 1122147000 Fee: \$42.25
 Eugene "Gene" Moore RHSP Fee:\$10.00
 Cook County Recorder of Deeds
 Date: 08/09/2011 08:41 AM Pg: 1 of 3



# 0000000140	REAL ESTATE TRANSFER TAX
	0004250
	FP 103039

Commitment Number: 2698673
 Seller's Loan Number: 0404758394

This instrument prepared by: Jay Rosenberg, Esq., and reviewed by Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-9605

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

City of Chicago
 Dept. of Revenue
 613705

7/27/2011 11:46
 dr00198



Real Estate Transfer Stamp
 \$892.50

Batch 3,316,951

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-12-219-062-1002

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank, N.A., whose mailing address is 8480 Stage Coach Circle, Frederick, MD 21701, hereinafter grantor, for \$85,000.00 (Eighty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to Georgia Sklavos and Elias Sklavos, hereinafter grantees, whose tax mailing address is 2753 E. Balmoral Ave #1W Chicago, IL 60625, the following real property:

All that certain condominium situate in the County of Cook and State of Illinois being known and designated as follows: Unit 1W together with its undivided percentage interest in the common elements in 2753-57 Balmoral Condominium, as delineated and defined in the Declaration recorded as document number 23147184, in the South 1/2 of the West 1/2 of the Northeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Tax/Parcel ID: 13-12-219-062-1002
 Property Address is: 2753 E. Balmoral Ave #1W Chicago, IL 60625

UNOFFICIAL COPY

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantees forever.

Prior instrument reference:

~~FPSD~~ (A) DOC # 1113931089

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on July 19, 2011:

Wells Fargo Bank N.A.

By: *[Signature]*

Name: Janet B. Farmer

Its: V/P Loan Documentation

STATE OF California

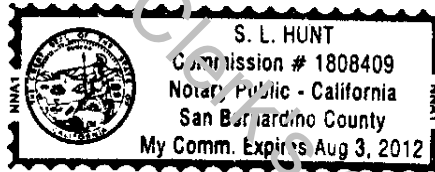
COUNTY OF San Bernardino

THE FOREGOING INSTRUMENT was acknowledged before me this 19 day of July, 2011 by Janet B. Farmer its V/PLO on behalf of **Wells Fargo Bank N.A.**, appearing on behalf of the corporation with full authority to act for said corporation. He/She is personally known to me or has produced CDL as identification.

(SEAL) *[Signature]*
Notary Public

Print Name: S.L. Hunt

My Commission Expires: 8-3-12



**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative