

# UNOFFICIAL COPY



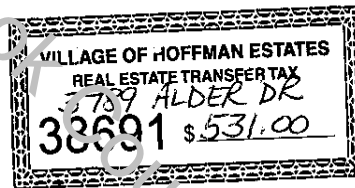
Doc#: 1209457031 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/03/2012 08:55 AM Pg: 1 of 3

Commitment Number: 2809162  
Seller's Loan Number: 0404759794

This instrument prepared 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



Mail Tax Statements To: 3789 Alder Drive Hoffman Estates, IL 60192

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**01-25-204-001**

---

## SPECIAL/LIMITED WARRANTY DEED

**Wells Fargo Bank N.A.**, whose mailing address is **8480 Stage Coach Circle, Frederick, MD 21701**, hereinafter grantor, for \$177,000.00 (One Hundred and Seventy-Seven Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Irfan Bhatti**, hereinafter grantee, whose tax mailing address is **3789 Alder Drive, Hoffman Estates, IL 60195**, the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois, being known and designated as follows: Lot 1 in Block 7 in Poplar Hills Unit Number 2-B, being a subdivision in the Northeast Quarter of Section 25, Township 42 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois on February 23, 1977 as Document 23828365, as amended by a Certificate of Correction recorded September 21, 1977 as Document Number 24115142, in Cook County, Illinois. Tax/Parcel ID: 01-25-204-001  
Property Address is: 3789 Alder Drive Hoffman Estates, IL 60195

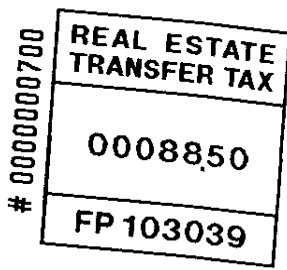
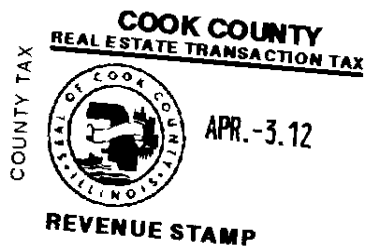
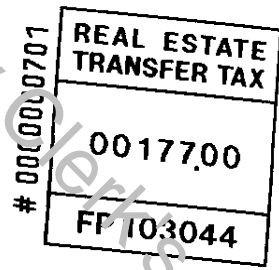
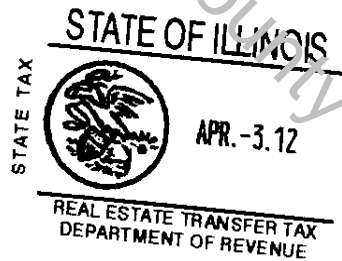
# UNOFFICIAL COPY

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 grantee forever.

Prior instrument reference: COG 1133322083  
revised 11.29.11



# UNOFFICIAL COPY

Executed by the undersigned on 3/21, 2012:

Wells Fargo Bank N.A.

By: + Allison Thelin

Name: Allison Thelin

Its: ALLISON THELIN  
Vice President Loan Documentation



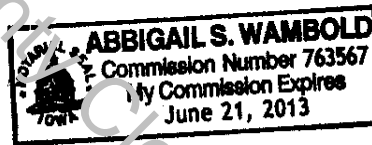
STATE OF IOWA  
COUNTY OF Dallas

THE FOREGOING INSTRUMENT was acknowledged before me this March 21<sup>st</sup>, 2012 by Allison Thelin its V.P. 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 \_\_\_\_\_ as identification.

(SEAL) Abbigail Swambold  
Notary Public

Print Name: Abbigail Swambold

My Commission Expires: 6/21/2013



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

Mail tax statements to:  
3789 Alder Drive  
Hoffman Estates IL 60145