

UNOFFICIAL COPY



Doc#: 1219157006 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/09/2012 11:45 AM Pg: 1 of 3

Commitment Number: 2661444
Seller's Loan Number: 0404753509

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



Village of Elmwood Park
Real Estate Transfer Stamp

960.00

Mail Tax Statements To: 7821 S. Sunset Drive Elmwood Park, IL 60707

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
12-25-126-015

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank N.A., whose mailing address is 8480 Stage Coach Circle, Frederick, MD 21701, hereinafter grantor, for \$192,000.00 (One Hundred and Ninety-Two Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to Oscar Perez, Kimberly Perez, Crystal Krohne and Ab J. Krohne, hereinafter grantee, whose tax mailing address is 7821 S. Sunset Drive Elmwood Park, IL 60707, 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 15 in Block 35 in Westwood being Mills and Son's Subdivision in the West 1/2 of Section 25, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Tax/Parcel ID: 12-25-126-015

Property Address is: 7821 S. Sunset Drive Elmwood Park, IL 60707

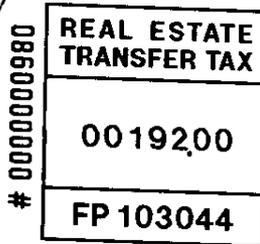
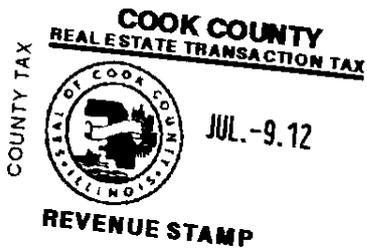
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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller 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: _____



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on JUNE 15, 2012:

Wells Fargo Bank N.A.

By: [Signature]

Name: MICHAEL C. SCHEFFERT

Its: Vice President Loan Documentation

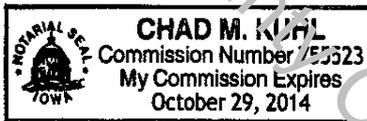


STATE OF Iowa
COUNTY OF Dallas

THE FOREGOING INSTRUMENT was acknowledged before me this June 15, 2012 by Michael C. Scheffert its VP 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) Chad M. Kuhl
Notary Public

Print Name: Chad M. Kuhl
My Commission Expires: 10-29-14



MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: _____

Mail tax statements to:
7821 S Sunset Drive
Elmwood Park IL 60707

Buyer, Seller or Representative