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Doc#: 1219231105 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/10/2012 03:58 PM Pg: 1 of 4

Commitment Number: 2910387
Seller's Loan Number: 0408324192

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



City of Chicago
Dept of Finance

621390

5/18/2012 14:24

dr00193



Real Estate
Transfer
Stamp

\$1,837.50

Batch 4,609,677

Mail Tax Statements To: 2917 N. Parkside Ave., Chicago, IL 60634

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-29-223-014-0000

SPECIAL/LIMITED WARRANTY DEED

Wells Fargo Bank N.A., whose mailing address is 8480 Stage Coach Circle, Frederick, MD 21701, hereinafter grantor, for \$175,000.00 (One Hundred and Seventy-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to Cristina Colon, hereinafter grantee, whose tax mailing address is 2917 N. Parkside Ave., Chicago, IL 60634, the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois, described as follows: Lot 30 in Block 3 in J.E. White's Second Diversey Park Addition, being a subdivision of Blocks 8, 9 and the East 1/2 of Block 10 in King and Patterson's Subdivision of the Northeast 1/4 of Section 29, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. Tax/Parcel ID: 13-29-223-014-0000
Property Address is: 2917 N. Parkside Ave., Chicago, IL 60634.

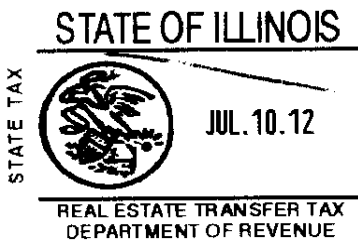
UNOFFICIAL COPY

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.

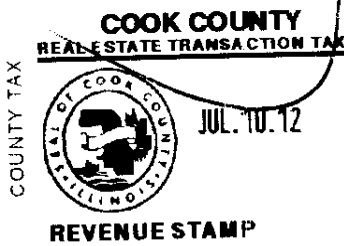
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: Doc. NO. 1131134040 11/7/2011



0000010323

REAL ESTATE TRANSFER TAX
00175,00
FP 103037



0000010160

REAL ESTATE TRANSFER TAX
00087,50
FP 103042

Property of Cook County Clerk's Office

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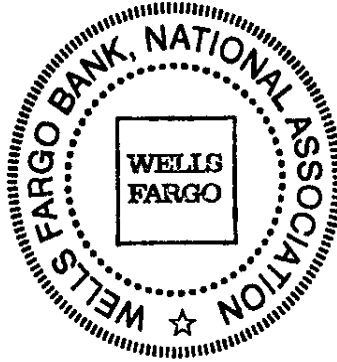
Executed by the undersigned on 4.19, 2012:

Wells Fargo Bank N.A.

By: [Signature]

Name: MELANIE HOPKE

Its: Vice President Loan Documentation



STATE OF Iowa
COUNTY OF Dallas

THE FOREGOING INSTRUMENT was acknowledged before me this April 19, 2012 by Melanie Hopke is 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) China Lem
Notary Public



Print Name:

My Commission Expires:

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

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PLAT ACT AFFIDAVIT

State of Illinois

County of COOK } SS.

Amy Yape, being duly sworn on oath, states that grantee resides at 2917 N. Parkside Ave. Chicago IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: 60634

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me
this 5th day of July, 2016.
[Signature]

[Signature]
Amy Yape

