

UNOFFICIAL COPY

MAIL TO:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451



Doc#: 1306034102 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2013 02:10 PM Pg: 1 of 5

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 12TH day of FEBRUARY, 2013, between **WELLS FARGO BANK, N.A.** duly authorized to transact business in the State of Illinois, party of the first part, and **Hisham Renawi**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$114,000.00 (One Hundred Fourteen Thousand Dollars and no Cents) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all interest in the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND 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.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.”

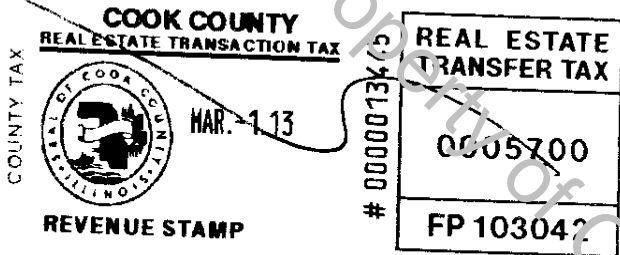
PERMANENT REAL ESTATE INDEX NUMBER(S): **18-35-307-034-0000**

UNOFFICIAL COPY

PROPERTY ADDRESS: **8528 W. Thomas Charles Lane Hickory Hills, IL 60457**

IN WITNESS WHEREOF, said party of the first part has caused by its VPLD and VPLD, the day and year first above written.

PLACE CORPORATE SEAL HERE

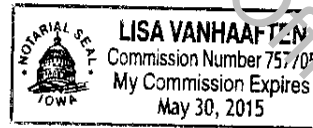


WELLS FARGO BANK, N.A.
 By [Signature]
MICHAEL C. SCHEFFERT
 Vice President Loan Documentation
 Attest: [Signature]
SCOTT E GEIST
 Vice President Loan Documentation

State of Iowa)
) ss.
 County Dallas)

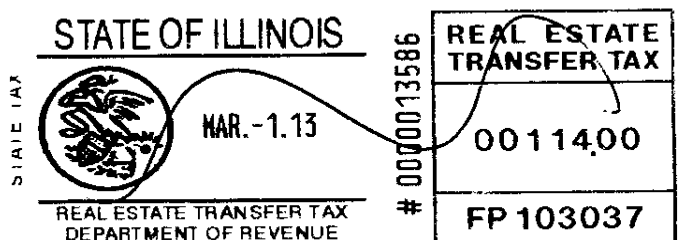
On this 12 day of Feb, A.D., 2013, before me, a Notary Public in and for said county, personally appeared Michael C Scheffert, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Michael C Scheffert acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed

[Signature] (Signature)
 Notary Public



This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605. Commitment Number: 3049371

PLEASE SEND SUBSEQUENT TAX BILLS TO:
 Hisham H. Rimawi,
 8528 Thomas Charles Lane Hickory Hills, IL 60457



UNOFFICIAL COPY

EXHIBIT A

All that certain parcel of land situate in the County of Cook and State of Illinois, described as follows: Parcel 1: In the West 24.10 feet of the East 631 of the North 55.00 feet of Lot 2 in Thomas Charles Estates, being a resubdivision of part of the East 1/2 of the Southwest 1/4 of Section 35, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. Parcel 2: Easement for ingress and egress appurtenant to and for the benefit of Parcel 1 as set forth in Declaration of Covenants and Restrictions of Thomas Charles Estates Townhomes recorded July 20, 1995 as Document 95473828 in Cook County, Illinois.

COMMONLY KNOWN AS: **8528 W. Thomas Charles Lane Hickory Hills, IL 60457**

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of ~~Illinois~~ Pa

} SS.

County of Beaver

Carl King, being duly sworn on oath, states that he resides at 4000 Industrial Blvd Aliquippa Pa 15001. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

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 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Carl King

SUBSCRIBED and SWORN to before me

this 26th day of February, 2013.

Mark J. Appugliese

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Mark J. Appugliese, Notary Public
 Hickory Twp., Lawrence County
 My Commission Expires May 17, 2015
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

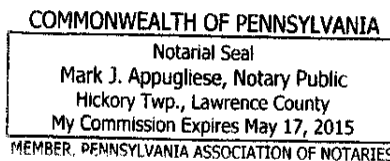
Dated: 2/26, 2013

Signature: _____

Carl King
Grantor or Agent

Subscribed and sworn to before me by the said Carl King this 26th day of February, 2013.

Mark J. Appugliese
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

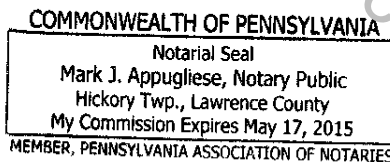
Dated: 2/26, 2013

Signature: _____

Carl King
Grantee or Agent

Subscribed and sworn to before me by the said Carl King this 26th day of February, 2013.

Mark J. Appugliese
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]