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



Doc#: 1311350004 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/23/2013 10:51 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 3rd day of October, 2012., between **Wells Fargo Bank, NA**, duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Novel Concept Homes Inc.** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$33,000.00 (Thirty-Three 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): **16-03-200-039**
PROPERTY ADDRESS(ES): **1524 N Kolin Ave. Chicago, IL 60651**

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

Wells Fargo Bank, NA

X By: [Signature]
Name: TAMARA A STONE
Vice President Loan Documentation

Its: _____

X By: Anne McFadden

Name: Anne McFadden
Vice President

Its: _____

State of Iowa)
) ss.
County Dallas)

On this 3 day of Oct, A.D., 2012, before me, a Notary Public in and for said county, personally appeared Tamara A Stone, 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) Tamara A Stone acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)
Notary Public

State of Iowa)
) ss.
County Dallas)

On this 3 day of Oct, A.D., 2012, before me, a Notary Public in and for said county, personally appeared Anne McFadden, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said

STATE OF ILLINOIS

STATE TAX

APR. 23. 13

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

City of Chicago Dept. of Finance

629954

10/10/2012 14:45

dr00111

REAL ESTATE TRANSFER TAX

0003300

FP 103051

0000002788

Real Estate Transfer Stamp

\$399.00

Batch 5,389,024

COOK COUNTY

STATE TRANSACTION TAX

APR. 23. 13

REAL ESTATE TRANSFER TAX

0001650

FP 103048

0000002786

NOTARY PUBLIC

NOTARIAL SEAL

CHERYL DOUD

Commission Number 751862

My Commission Expires

March 19, 2014

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Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (**officer's name**) Anne McFadden acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Cheryl Doud (Signature) (Stamp or Seal)
Notary Public



This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A, E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-9605. Commitment Number: 2980480

Property of Cook County Clerk's Office

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EXHIBIT A

All that certain parcel of land situated in the City of Chicago, County of Cook, State of Illinois, being known and designated as follows: Lot 172 in Hintzers Subdivision of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: **1524 N Kolin Ave. Chicago, IL 60651**

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois Pa

} SS.

County of Beaver

Carl E. King being duly sworn on oath, states that grantor ~~grantor~~ resides at 1003 E Brier Dr San Bernardino Ca 92403. 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. 50-318, 1 eff. October 1, 1977.

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

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

[Signature]

SUBSCRIBED and SWORN to before me

this 16th day of April, 2013.

[Signature]

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Lissette Anne Moree, Notary Public
 Hopewell Twp., Beaver County
 My Commission Expires May 4, 2014
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES