

~~MAIL TO:~~

Ginali Associates PC
947 N Plum Grove Rd
Schaumburg IL 60173

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Doc#: 1312318042 Fee: \$64.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/03/2013 11:58 AM Pg: 1 of 3

**SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS**

THIS INDENTURE, made this March 29, 2013, between **WELLS FARGO FINANCIAL ILLINOIS, INC.** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **GILBERTO RIVERA**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 his 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:

* a single person

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 hereunder 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, his 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): 13-22-407-035-1002
PROPERTY ADDRESS(ES): 4104 W Cornelia Ave Unit 1 , Chicago, IL. 60641

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

PLACE CORPORATE SEAL HERE

**WELLS FARGO FINANCIAL ILLINOIS,
INC., By Wells Fargo Bank, N.A., as Attorney
in Fact**

REAL ESTATE TRANSFER	05/02/2013	
 	COOK	\$42.50
	ILLINOIS:	\$85.00
	TOTAL:	\$127.50
13-22-407-035-1002 20130401600709 27JSFX		

x Melanie J. Hopke
By: **MELANIE J. HOPKE**
Assistant Vice President

x Megan Whiting
Attest: **MEGAN WHITING**
Assistant Secretary

State of Iowa)
) ss.
County Dallas)

On this 29th day of March, A.D., 2013, before me, a Notary Public
in and for said county, personally appeared Melanie J. Hopke, to me personally
known, who being by me duly sworn (or affirmed) did say that that person
is AVP (title) of said Wells Fargo Bank, N.A as attorney in fact for
WELLS FARGO FINANCIAL ILLINOIS, INC., by authority of its board of
(directors or trustees) and the said(officer's name) Melanie J. Hopke
acknowledged the execution of said instrument to be the voluntary act and deed of said
(corporation or association) by it voluntarily executed.


Michael Jones (Signature)
Notary Public

This Instrument was prepared by
Ginali Associates PC
947 N Plum Grove Rd
Schaumburg IL 60173



PLEASE SEND SUBSEQUENT TAX BILLS TO:
Gilberto Rivera
4101 Cornelia Ave
Chicago, IL. 60641

Return to:
Wheatland Title Guaranty
5 W. Veterans Parkway, Yorkville, IL 60560
C. 201200 - 13338.0 (1082)

REAL ESTATE TRANSFER	05/02/2013	
	CHICAGO:	\$637.50
	CTA:	\$255.00
	TOTAL:	\$892.50

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EXHIBIT A

PARCEL 1: UNIT NO. 1, IN THE 4104 WEST CORNELIA CONDOMINIUM ASSOCIATION, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 7 IN CHARLES N. HINCKLEY'S SUBDIVISION OF LOTS 4 AND 5 IN WARNERS SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 26, 2005, AS DOCUMENT NO. 0514645001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2. PARKING SPACE P-1, A LIMITED COMON ELEMENT AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM AS RECORDED MAY 26, 2005 AS DOCUMENT NO. 0514645001, AS AMENDED FROM TIME TO TIME.

Commonly known as 4104 Cornelia Ave, Chicago, IL 60641 ^{Unit 1}