

UNOFFICIAL COPY

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

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS



Doc#: 1321157100 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2013 08:46 AM Pg: 1 of 4

THIS INDENTURE, made this 12 day of April, 2013, between **WELLS FARGO BANK, N.A.**, duly authorized to transact business in the State of Illinois, party of the first part, and **JIN ZHANG**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$250,150.00 (Two Hundred Fifty Thousand One Hundred Fifty 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): 14-06-215-055-0000

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EXHIBIT A

LOT 20 IN BLOCK 3 IN KEMPER'S HIGH RIDGE SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P.I.N. 14-06-215-055-0000.

Commonly known as 6046 NORTH HERMITAGE AVENUE, CHICAGO, IL 60660.

COMMONLY KNOWN AS: 6046 N HERMITAGE AVE CHICAGO IL 60660-2304

City of Chicago
 Dept. of Finance
642564
 5/10/2013 16.46
 dr00764




Real Estate
 Transfer
 Stamp
\$2,630.25
 Batch 6,329,803

STATE OF ILLINOIS
 STATE TAX

 JUL. 30. 13
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 00250.30
 # 0000001601
 FP 103044

COOK COUNTY
 COUNTY TAX
REAL ESTATE TRANSACTION TAX

 JUL. 30. 13
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
 00125.25
 # 0000001593
 FP 103039

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PROPERTY ADDRESS: 6046 N HERMITAGE AVE CHICAGO IL 60660-2304

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

Sec

PLACE CORPORATE SEAL HERE



WELLS FARGO BANK, N.A

Tamara A Stone TAMARA A STONE
By Vice President Loan Documentation

Chad M. Kuhl
Attest: CHAD M. KUHL
Assistant Secretary

Date: 4/12/13

State of Iowa)
County Dallas) ss.

On this 12th day of April, A.D., 2013, before me, a VP (insert title of officer taking acknowledgment) 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 _____ (insert title of executing officer) of said (corporation or association), by authority of its board of (directors or trustees) and the said VP acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Kelli Harryman (Signature) (Stamp or Seal)
Notary Public (or title/rank of other officer)



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: 3033281

PLEASE SEND SUBSEQUENT TAX BILLS TO:
JIN ZHANG,
6046 N HERMITAGE AVE CHICAGO IL 60660-2304

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PLAT ACT AFFIDAVIT

State of ~~Illinois~~ Pa

County of Beaver } SS.

Carl E King, being duly sworn on oath, states that he resides at ServiceLink LLC. 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 E King

SUBSCRIBED and SWORN to before me

this 5th day of July, 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