

UNOFFICIAL COPY

Mail to:

Ginali Associates PC  
947 N Plum Grove Rd  
Schaumburg IL 60173  
PENGTIAN MA  
2961 S. ARCHER AVE.  
CHICAGO, IL 60609



Doc#: 1321939031 Fee: \$64.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/07/2013 09:57 AM Pg: 1 of 3

Return To: HC 201200-11365

Wheatland Title Guaranty  
105 W. Veterans Parkway, Yorkville, IL 60580  
SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INSTRUMENT, made this 6/25/13 between **Wells Fargo Bank, National Association** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Chirly Fok** 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 her 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 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, her 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): 19-01-212-042-0000  
PROPERTY ADDRESS (ES): 4135 S Rockwell Avenue, Chicago, IL 60632

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

PLACE CORPORATE SEAL HERE



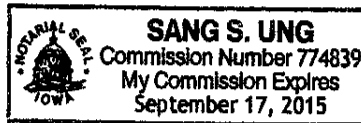
Wells Fargo Bank, National Association  
X

By: **MICHAEL C. SCHEFFERT**  
Vice President Loan Documentation  
Its: \_\_\_\_\_

State of Iowa )  
                          ) ss.  
County Dallas )

On this 25th day of June, 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 of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said VPLD acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

(Stamp or Seal)  
Notary Public



This Instrument was prepared by:  
Ginali Associates P.C.  
947 N Plum Grove Rd  
Schaumburg IL 60173

| REAL ESTATE TRANSFER                         |               | 08/07/2013        |
|--|---------------|-------------------|
|  | CHICAGO:      | \$1,245.00        |
|  | CTA:          | \$498.00          |
|  | <b>TOTAL:</b> | <b>\$1,743.00</b> |
| 19-01-212-042-0000   20130701604949   HMMU99 |               |                   |

Please send subsequent Tax Bills to:  
**Cindy Fok**  
4135 S Rockwell Avenue  
Chicago, IL 60632

| REAL ESTATE TRANSFER                         |               | 08/07/2013      |
|--|---------------|-----------------|
|  | COOK          | \$83.00         |
|  | ILLINOIS:     | \$166.00        |
|  | <b>TOTAL:</b> | <b>\$249.00</b> |
| 19-01-212-042-0000   20130701604949   2J7JM2 |               |                 |

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## EXHIBIT A

LOT 26 IN BLOCK 4 IN PHARE AND SACKETT'S SUBDIVISION OF THE NORTH  
12 ACRES OF THE SOUTH 32 ACRES OF THE EAST 1/2 (ONE HALF) OF THE  
NORTHEAST 1/4 (ONE QUARTER) OF SECTION 1, TOWNSHIP 38 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

COMMONLY KNOWN AS: 4135 S Rockwell Avenue, Chicago, IL 60632