

2013 - 00685

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MAIL TO:

Nery & Richardson LLC
Joseph F. Nery
4258 W. 63rd Street
Chicago, IL 60629



Doc#: 1323955054 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/27/2013 12:29 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

PREMIER TITLE

THIS INDENTURE, made this 20th day of _____, 20____, between Bank of America, N.A., duly authorized to transact business in the State of ILLINOIS, party of the first part, and Adan Robles, 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 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 [Legal Description Attached as Exhibit]

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, 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): 16-26-410-008-0000
Property Address(es): 2721 South Saint Louis Avenue, Chicago, IL 60623

REAL ESTATE TRANSFER	08/26/2013
 COOK	\$28.50
 ILLINOIS:	\$57.00
TOTAL:	\$85.50

16-26-410-008-0000 | 20130801604809 | PB05PN

REAL ESTATE TRANSFER	08/26/2013
 CHICAGO:	\$427.50
CTA:	\$171.00
TOTAL:	\$598.50

16-26-410-008-0000 | 20130801604809 | 9A8KTW

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

PLACE CORPORATE SEAL HERE

Bank of America, N.A. by: Wells Fargo Bank, N.A.
as its Attorney-In-Fact

x [Signature] 08/20/13
By: _____

Its: MICHAEL C. SCHEFFERT
Vice President Loan Documentation

State of Iowa)

County Dallas)

On this 20th day of August, 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 VPD (title) of said Wells Fargo Bank, N.A. as attorney in fact for Bank of America, 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]
Notary Public

(Signature)

(Stamp or Seal)



This Instrument was prepared by:
Freedman Anselmo Lindberg LLC
1771 W. Diehl Ste 250
Naperville, IL 60563

GRANTEE ADDRESS & →
PLEASE SEND SUBSEQUENT TAX BILLS TO:
Adan Robles
2721 South Saint Louis Avenue
Chicago, IL 60623

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

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EXHIBIT A

LOT 88 IN GEDDES SUBDIVISION OF LOTS 1 TO 50 IN BLOCK 1 AND LOTS 1 TO 50 IN BLOCK 2 IN SUBDIVISION OF BLOCK 10 IN SUBDIVISION OF SOUTHEAST 1/4 AND EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2721 South Saint Louis Avenue, Chicago, IL 60623

RE646

Property of Cook County Clerk's Office