

# UNOFFICIAL COPY

Mail to:  
ServiceLink Hopewell Campus  
4000 Industrial Boulevard  
Aliquippa PA 15001  
(800) 439-5451  
File #3081126



Doc#: 1326057023 Fee: \$44.1  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/17/2013 11:50 AM Pg: 1 of

## SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made this 17 day of May, 2013, between **Wells Fargo Bank N.A.**, duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Alma Arriaga**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$110,000.00 (One Hundred Ten Thousand Dollars and Zero 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 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.

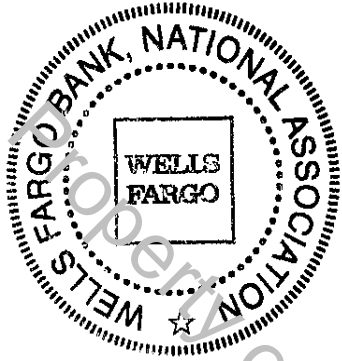
The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.”

PERMANENT REAL ESTATE INDEX NUMBER(S): 19-26-343-004  
PROPERTY ADDRESS (ES): 7739 S Reilly Ter., Chicago, IL 60652

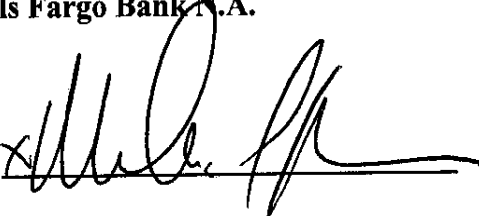
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IN WITNESS WHEREOF, said party of the first part has caused by its AVP,  
the day and year first above written.

PLACE CORPORATE SEAL HERE



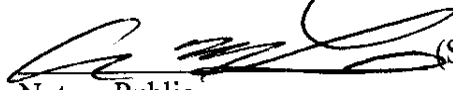
Wells Fargo Bank N.A.

By: 

Its: MELANIE J. HOPKE  
Assistant Vice President

State of Iowa                    )  
  ) ss.  
County Dallas                    )

On this 17 day of May, 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., 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.

 (Signature)  
Notary Public  
Amanda M. Lind



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: 3081126

Please send subsequent Tax Bills to:  
**Alma Arriaga**  
7739 S Reilly Ter., Chicago, IL 60652

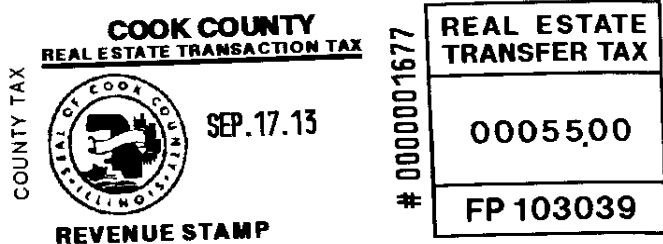
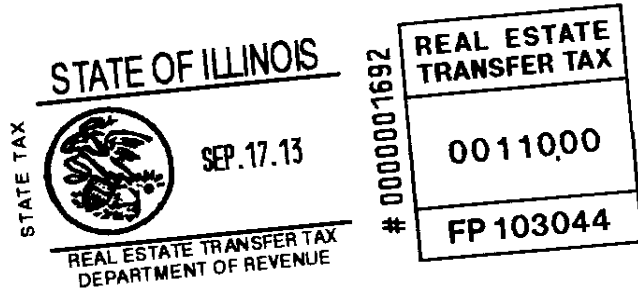
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## Exhibit "A" Legal Description

All that certain parcel of land situate in the County of Cook, State of Illinois, being more particularly described as follows:

Lot 59 in Harry M. Quinn's Addition to Chicago, being a Subdivision in the East 1/2 of the Southwest 1/4 of Section 26, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tax ID: 19-26-343-004



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## PLAT ACT AFFIDAVIT

State of Illinois PA

} SS.

County of Beaver

Wells Fargo Bank

Deborah Kell, being duly sworn on oath, states that Mr resides at 8480 Stuyvesant Circle. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Frederick MD 21701

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 SM 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 23 day of Aug, 2014.