

# UNOFFICIAL COPY

Mail to:  
Ginali Associates PC  
947 N Plum Grove Rd  
Schaumburg IL 60173



Doc#: 1334712027 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/13/2013 09:49 AM Pg: 1 of 3

CT NW7107446AH 187

## SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made this 10-11-13 between **Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Southwest, N.A., formerly known as Wachovia Mortgage, FSB, formerly known as World Savings Bank, FSB**, duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Krystle Wilkes** 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."

S Y  
P 3  
S N  
PCY  
NT

333-07

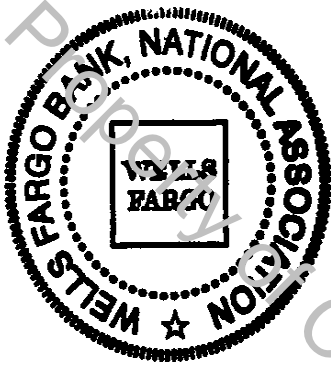
# UNOFFICIAL COPY

PERMANENT REAL ESTATE INDEX NUMBER(S): 19-25-108-021-0000

PROPERTY ADDRESS (ES): 7200 S Troy St, Chicago, IL 60629

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, N.A., successor by merger to Wells Fargo Bank Southwest, N.A., formerly known as Wachovia Mortgage, FSB, formerly known as World Savings Bank, FSB

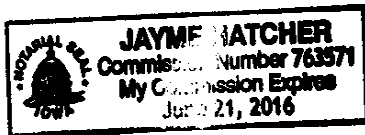
*Tamara A Stone* 10.11.13

**TAMARA A STONE**  
Vice President Loan Documentation

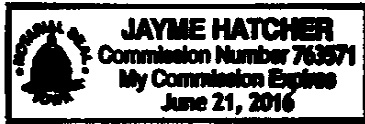
State of Iowa )  
                          ) ss.  
County Dallas )

On this 11 day of October, A.D., 2013, before me, a Notary Public 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 VPLD of said Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Southwest, N.A., formerly known as Wachovia Mortgage, FSB, formerly known as World Savings Bank, FSB, by authority of its board of directors or trustees) and the said Tamara A Stone acknowledged the execution of said instrument to be the voluntary act and deed of said Tamara A Stone by it voluntarily executed.

*Jayne Hatcher* (Stamp or Seal)  
Notary Public



This Instrument was prepared by:  
Ginali Associates P.C.  
947 N Plum Grove Rd  
Schaumburg IL 60173  
Please send subsequent Tax Bills to:  
Krystle Wilkes 7200 Troy Chicago, IL 60629




**UNOFFICIAL COPY**

7200 S Troy St  
Chicago, IL 60629

**EXHIBIT A**

<sup>IN</sup>  
LOT 40, BLOCK 5, IN MAGHERA, BEING P.J. O'REILLY'S RESUBDIVISION BLOCK 5 TO 12 INCLUSIVE OF 71ST STREET ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7200 S Troy St, Chicago, IL 60629

REAL ESTATE TRANSFER		12/02/2013
	CHICAGO:	\$712.50
	CTA:	\$285.00
	TOTAL:	\$997.50
19-25-108-021-0000   20131101606222   3Q7NQJ		

REAL ESTATE TRANSFER		12/02/2013
	COOK	\$47.50
	ILLINOIS:	\$95.00
	TOTAL:	\$142.50
19-25-108-021-0000   20131101606222   9AHPKD		