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Doc#: 1402756003 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/27/2014 07:57 AM Pg: 1 of 5

Mail to:
ServiceLink,
FNF's National Lender Platform
1200 Cherrington Parkway
Moon Township, PA 15108

* 8480 STATE CONCIL CIRCLE
FREDERICK, MD 21701

SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made this 23 day of December, 2013, between **Wells Fargo Bank N.A.**, duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Watergate East Condominium Association**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$55,000.00 (Fifty Five 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

* - 5471 SOUTH HYDE PARK BLVD, # 4A
CHICAGO, IL 60615

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.

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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): 20-12-114-046-1003
PROPERTY ADDRESS (ES): 5471 South Hyde Park Blvd #4A Chicago, IL 60615

STATE TAX

STATE OF ILLINOIS

JAN. 27. 14

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

88800000888

REAL ESTATE TRANSFER TAX
00055.00
FP 103052

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JAN. 27. 14

REVENUE STAMP

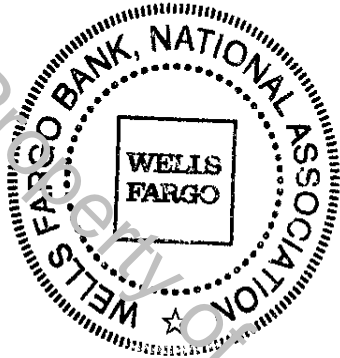
88800000888

REAL ESTATE TRANSFER TAX
00027.50
FP 103052

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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 N.A.

12-23-13

By: X Anne E. McFadden

Its: ANNE E. McFADDEN
Vice President Loan Documentation

State of Iowa

County Dallas

City of Chicago
Dept. of Finance
658592

12/30/2013 16:01
dr00764



Real Estate
Transfer
Stamp

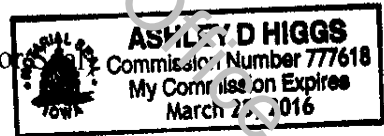
\$577.50

Batch 7,498,757

On this 23 day of Dec, A.D., 2013, before me, a Notary Public in and for said county, personally appeared Anne E McFadden, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Anne E McFadden acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Ashley D Higgs (Signature)
Notary Public

(Stamp of



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: 3210738

Please send subsequent Tax Bills to:
Watergate East Condominium Association
5471 South Hyde Park Blvd #4A Chicago, IL 60615

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EXHIBIT A

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS DESCRIBED AS: UNIT 4-A, AS DELINEATED A SURVEY OF LOT 4 AND THE NORTH HALF OF LOT 5 IN BLOCK 1 IN EAST END SUBDIVISION OF THAT PART OF THE SOUTH 7.86 CHAINS OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 12 AND OF THE NORTH 10 CHAINS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 13, LYING EAST OF THE EAST LINE OF PARK AVENUE IN TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES THE EAST 8 FEET THEREOF TAKEN FOR AN ALLEY), IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 21607006; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. Commonly known as 5471 SOUTH HYDE PARK BOULEVARD, UNIT 4A, CHICAGO, IL 60615. Tax/Parcel ID: 20-12-114-046-1003

COMMONLY KNOWN AS: **5471 South Hyde Park Blvd #4A Chicago, IL 60615**

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PLAT ACT AFFIDAVIT

State of ~~Illinois~~ PA } SS.

County of Allegheny

_____ being duly sworn on oath, states that _____ resides at _____. 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 she 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 10 day of JANUARY, 2014.

[Signature: Mark J. Appugliese]

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Mark J. Appugliese, Notary Public
 Hickory Twp., Lawrence County
 My Commission Expires May 17, 2015
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES