



Doc#: 1415041029 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/30/2014 10:10 AM Pg: 1 of 3

12029733116

SPECIAL WARRANTY DEED
(CORPORATION TO
INDIVIDUAL)
ILLINOIS

MAIL TO:

Shaw Legal
540 W. Briar Pl. Ste
Chicago, IL 60657 B

THIS INDENTURE, made this 14th day of May 2014, between **Wells Fargo Bank, NA** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Phoenix Nehemiah Partners LLC** 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]

AT&TF, INC.

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.

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P
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SC
INT

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

220-IL-V2

~~Real Estate Transfer Tax \$500~~ ~~Real Estate Transfer Tax \$25~~ ~~Real Estate Transfer Tax \$100~~

UNOFFICIAL COPY

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-21-218-013-0000
PROPERTY ADDRESS (ES): 1429 S. 51st Ave, Cicero, IL 60804

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, NA

Tamara A Stone
By: ○

TAMARA A STONE
Vice President Loan Documentation

Its: 5.14.14

State of Iowa

County Dallas

REAL ESTATE TRANSFER 05/21/2014



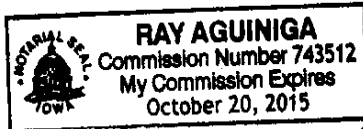
COOK	\$31.25
ILLINOIS:	\$62.50
TOTAL:	\$93.75

16-21-218-013-0000 | 20140301600769 | DAFWRX

On this 14th day of May, A.D., 2014, 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 (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Tamara A Stone acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Ray Aguiniga (Signature) (Stamp or Seal)

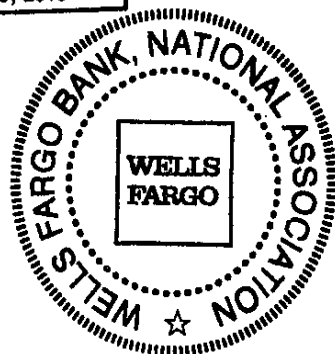
Notary Public



This Instrument was prepared by
Codilis & Associates, P.C
Tammy A. Geiss, Esq
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Phoenix Nehemiah Partners
991 Chariela Ln
Elk Grove, IL 60007



UNOFFICIAL COPY

EXHIBIT A

LOT 34 IN BLOCK 34 IN GRANT LOCOMOTIVE WORKS ADDITION TO
CHICAGO, A SUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1429 S. 51st Ave, Cicero, IL 60804