

UNOFFICIAL COPY

2014-03656
SPECIAL WARRANTY DEED

(Corporation to Individual)

This Indenture made this day of ___

July 11, 2014 between

Wells Fargo Bank, N.A. successor by merger to Wachovia Bank,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

James E. Price and Corvette K. Little,

party of the second part.

(GRANTEE'S ADDRESS): 772-1 Sunset Circle, University Park, IL 60484

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 said party of the second part, and to their heirs and assigns, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Being known and designated as Lot 18 in Block 8 in Calumet and Chicago Canal and Dock Company's Subdivision of part of Sections 5 and 6, Township 37 North, Range 5 East of the Third Principal Meridian, having reference to plat thereof recorded 01/17/1874, in Book 7 of Plats, Page 7 in Cook County, Illinois



Subject To: taxes not yet due and payable, general restrictions as they appear of record


Permanent Real Estate Index Number: 26-06-204-042-0000

Address of Real Estate: 8744 South Baltimore Ave., Chicago, IL 60617

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise 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 said 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 TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

REAL ESTATE TRANSFER TAX		25-Jul-2014
	COUNTY:	4.00
	ILLINOIS:	8.00
	TOTAL:	12.00
26-06-204-042-0000 20140701611522 0-102-363-264		

REAL ESTATE TRANSFER TAX		25-Jul-2014
	CHICAGO:	60.00
	CTA:	24.00
	TOTAL:	84.00
26-06-204-042-0000 20140701611522 2-048-520-320		



Doc#: 1420615123 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2014 01:11 PM Pg: 1 of 2

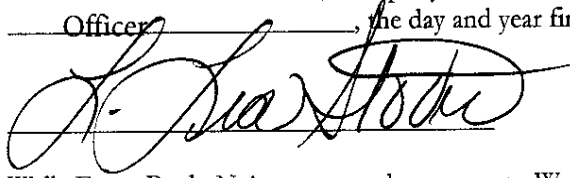
PREMIER TITLE

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

The July 11, 2014

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Officer, the day and year first above written.



L. Lea Stover, Officer
PNC Bank, National Association

Wells Fargo Bank, N.A. successor by merger to Wachovia Bank by PNC Bank, National Association as attorney in fact

State: Ohio

County: Butler

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that L. Lea Stover, personally appeared before me and acknowledged himself/herself as the Officer of PNC Bank, National Association, as attorney in fact for Wells Fargo Bank, N.A., successor by merger to Wachovia Bank and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 11th day of July, 2014.



My commission expires:

3/30/16

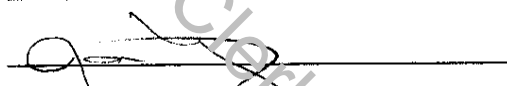
Signature:

JILL A FORTNEY

Notary Public, State of Ohio

My Commission Expires

HERE March 30, 2016



Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: James E. Price 8744 S. Baltimore Ave., Chicago, IL 60617

Send Tax Bills To: James E. Price 8744 S. Baltimore Ave., Chicago, IL 60617

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111