

CT

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

Doc#: 1425842046 Fee: \$64.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2014 01:16 PM Pg: 1 of 3

**SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS**

THIS INSTRUMENT, made this 3-24-14 between Wells Fargo Bank, N.A., duly authorized to transact business in the State of ILLINOIS, party of the first part, and Mile Terzic, 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 his 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, his 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): 13-36-314-023
PROPERTY ADDRESS (ES): 1846 North Mozart St, Chicago, IL 60647

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BOX 333-CT

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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.



Wells Fargo Bank, N.A.

[Signature] 3/24/14

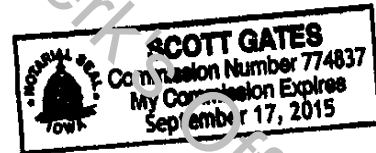
By: SCOTT E GEIST
Vice President Loan Documentation

Its: _____

State of Iowa
County Dallas

On this 24 day of March, A.D., 2014, before me, a Notary Public in and for said county, personally appeared Scott E Geist, 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) Scott E Geist acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Scott Gates (Signature) (Stamp or Seal)
Notary Public



This Instrument was prepared by:
Ginali Associates P.C.
947 N Plum Grove Rd
Schaumburg IL 60173

REAL ESTATE TRANSFER TAX		14-Aug-2014
CHICAGO		1,920.00
CTA:		768.00
TOTAL:		2,688.00

13-36-314-023-0000 | 20140401600259 | 0-716-839-040

Please send subsequent Tax Bills to:
Mile Terzic
1846 North Mozart St
Chicago, IL 60647

MAIL TO:
Donika Nikolov
1585 Ellinwood Ave Suite 200A
Des Plaines, IL 60016

REAL ESTATE TRANSFER TAX		14-Aug-2014
COUNTY:		128.00
ILLINOIS:		256.00
TOTAL:		384.00

13-36-314-023-0000 | 20140401600259 | 0-797-251-712

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EXHIBIT A

THE NORTH 25 FEET OF LOT 3 IN BLOCK 7 IN HANSBROUGH AND HESS' SUBDIVISION OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1846 North Mozart St, Chicago, IL 60647

13-36 314 .023 - 0000

Property of Cook County Clerk's Office