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

Doc#: 1506416025 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/05/2015 12:06 PM Pg: 1 of 3

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

THIS INDENTURE, made between **WELLS FARGO BANK, N.A.** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Jonathan Francis and Nisha Francis**, joint tenants, 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) and other valuable consideration 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:

**Not AS Joint tenants, not AS tenants in Common But AS Tenants by the Entirety.
husband & wife*

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, 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): 03-17-101-025-0000
PROPERTY ADDRESS (ES): 2618 N Pine Ave, Arlington Heights, IL 60004

**STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563**

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IN WITNESS WHEREOF, said party of the first part has caused on February 12 2015.

WELLS FARGO BANK, N.A.

x Amanda Quinn 2/12/15

By: Amanda Quinn
Vice President
Loan Documentation

Its: _____

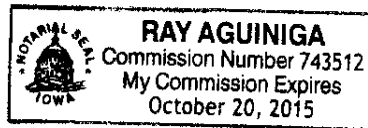


State of Iowa

County Dallas

On this 12th day of Feb, A.D., 2015, before me, a Notary Public in and for said county, personally appeared Amanda Quinn, 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) Amanda Quinn acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (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:
Jonathan Francis and Nisha Francis
2618 N Pine Ave
Arlington Heights, IL 60004

REAL ESTATE TRANSFER TAX		26-Feb-2015
COUNTY:	ILLINOIS:	267.50
	TOTAL:	535.00
		802.50
03-17-101-025-0000 20150201664505 0-683-114-112		

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EXHIBIT A

LOT 5, IN ASTORIA PLACE OF ARLINGTON HEIGHTS RE-SUBDIVISION, BEING A RE-SUBDIVISION OF LOT 6, LOT 7 (EXCEPTING THAT PART LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID LOT 7 BEING 20 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 7, TO A POINT ON THE NORTH LINE OF SAID LOT 7, BEING 25 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 7), LOT 8, LOT 9, LOT 10, LOT 11 AND LOT 12, IN HARRY J. ECKHARD'S ARLINGTON ACRES, BEING A SUBDIVISION OF THE EAST 1/2 (EXCEPTING THE SOUTH 1938 FEET THEREOF) OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 15, 2003 AS DOCUMENT NUMBER 0030070947, AND CERTIFICATE OF APPROVAL AND JOINDER RECORDED SEPTEMBER 16, 2004 AS DOCUMENT NUMBER 0426026199, IN ARLINGTON HEIGHTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2618 N Pine Ave, Arlington Heights, IL 60004