

# UNOFFICIAL COPY



**Special Warranty Deed  
CORPORATION TO  
INDIVIDUAL(S)**

ILLINOIS

Doc#: 1519549099 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/14/2015 02:51 PM Pg: 1 of 3

*Above Space for Recorder's Use Only*

6715505 12 jkh

Freedom Title Corp.  
2260 Hicks Road  
Suite 415  
Rolling Meadows IL 60008

THIS AGREEMENT between **Byline Bank**, successor in interest to North Community Bank, duly authorized to transact business in the State of Illinois, party of the first part, and WFO REO 2014-02, LLC, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto)*

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and 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 TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part WFO REO 2014-02, LLC, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/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,

SUBJECT to: General Taxes for the year 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 20-04-313-019

Address(es) of Real Estate: 4447 S. Union Avenue, Chicago, Illinois 60609

CCRD REVIEWER

REAL ESTATE TRANSFER TAX		10-Jul-2015
	COUNTY:	51.75
	ILLINOIS:	103.50
	TOTAL:	155.25
20-04-313-019-0000   20150601602193   0-318-802-816		

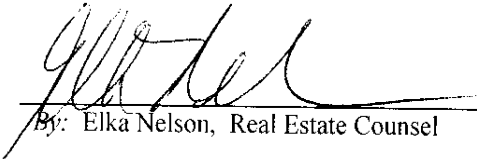
REAL ESTATE TRANSFER TAX		10-Jul-2015
	CHICAGO:	776.25
	CTA:	310.50
	TOTAL:	1,086.75
20-04-313-019-0000   20150601602193   1-336-707-968		

# UNOFFICIAL COPY

The date of this deed of conveyance is June 30, 2015.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

Name of Corporation:  
Byline Bank

  
By: Elka Nelson, Real Estate Counsel

(Impress Corporate Seal Here)

\_\_\_\_\_

Property of Cook County Clerk's Office

State of Illinois  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elka Nelson personally known to me to be the Real Estate Counsel of Byline Bank successor in interest North Community Bank, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Real Estate Counsel, she signed and delivered the said instrument pursuant to authority given by the board of Directors of said corporation, as 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.



(Impress Seal Here) 8/18/18  
(My Commission Expires)

Given under my hand and official seal June 30, 2015

  
Notary Public

This instrument was prepared by: Elka Nelson Byline Bank 180 North LaSalle Suite 1925 Chicago, Illinois 60601	Send subsequent tax bills to:	Recorder-mail recorded document to:
---	-------------------------------	-------------------------------------

# UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

For the premises commonly known as 4447 S. Union Avenue, Chicago, Illinois 60609.

Legal Description: LOT 18 IN BLOCK 2 IN LOEB AND HARRIS SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office