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Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)



15280461360

Doc#: 1528046136 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2015 02:44 PM Pg: 1 of 4

188

FIDELITY NATIONAL #51006971

Property of Cook County Clerk's Office

THIS INDENTURE made this 27th day of JANUARY, 2015 between WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW1, duly authorized to transact business in the State of ILLINOIS, party of the first part, and DERRICK REAVES, party of the second part, (GRANTEE'S ADDRESS) 305 ORCHARD, HILLSIDE, Illinois 60162

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 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 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, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

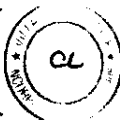
Permanent Real Estate Index Number(s): 15-17-412-018-0000
Address(es) of Real Estate: 305 ORCHARD, HILLSIDE, Illinois 60162

Together with all the singular and hereditaments and appurtenances thereunto 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 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 forever.

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 incumbered 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 FOREVER DEFEND**.

305 Orchard
VILLAGE OF HILLSIDE

\$ 1087.50



10/02/15

722164

LEADERSHIP TRANSFER TAX

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and attested by its **DOC. CONTROL OFFICER**, the day and year first above written.

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW1
BY: SELECT PORTFOLIO SERVICING, INC.
F/K/A FAIRBANKS CAPITAL CORP.
AS ATTORNEY-IN-FACT

BY *Mike Sanders* 1/27/15
Mike Sanders, Doc. Control Officer

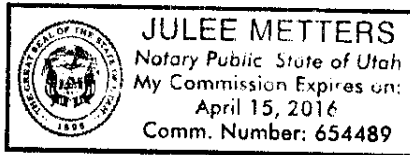


STATE OF UTAH, COUNTY OF SALT LAKE ss.

I, Julee Metters, the undersigned, a Notary Public in and for said County and State aforesaid, DO HERBY CERTIFY, that the Mike Sanders, Doc. Control Officer, above signed, personally known to me to be the **DOC. CONTROL OFFICER** for WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW1, and personally known to me to be the same person(s) whose names(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 official seal, this 27th day of JANUARY, 2015.

Julee Metters (Notary Public)



Prepared By: RENEE MELTZER KALMAN
20 NORTH CLARK STREET # 1200
CHICAGO, Illinois 60602

Mail To:
DERRICK REAVES
305 ORCHARD
HILLSIDE, Illinois 60162

Name & Address of Taxpayer:
DERRICK REAVES
305 ORCHARD
HILLSIDE, Illinois 60162

REAL ESTATE TRANSFER TAX		05-Oct-2015
COUNTY:		72.50
ILLINOIS:		145.00
TOTAL:		217.50
15-17-412-018-0000 20151001632115 0-639-614-848		

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO. : 2011 051006971 UCH

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :

THE NORTH 156 FEET AS MEASURED ON THE EAST LINE (EXCEPT THE WEST 50 FEET THEREOF OF LOT 57 IN BOEGER'S FIRST ADDITION TO HILLSIDE SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE WEST OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 158.55 FEET THEREOF LYING BETWEEN THE RIGHT OF WAY OF CHICAGO, MADISON, NORTHERN RAILROAD COMPANY AND THE RIGHT OF WAY OF COOK COUNTY AND SOUTHERN RAILROAD COMPANY IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

903 COMMERCE DR. #180, OAK BROOK, ILLINOIS 60523

PHONE: (630) 574-7272
FAX: (630) 574-1689

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS
COUNTY OF COOK

} ss.

[Signature] being duly sworn on oath, states that
the affiant resides at 20 N CLARK ST, #1200, CHGO, IL, and further

60602

states that (please check the appropriate box):

- That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons:
(please circle the appropriate number)
 1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
 2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
 4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the dedication of land impressed with a public use;
 7. Conveyances made to correct descriptions in prior conveyances;
 8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
 9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
 10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 10 day of 2015
[Signature]

Notary Public

[Signature]
Signature of Affiant

GENPLAT 3/13/99

