

UNOFFICIAL COPY

FIRST AMERICAN TITLE

ORDER # 21696882



1532926060

Doc#: 1532926060 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/25/2015 03:22 PM Pg: 1 of 2

PREPARED BY:
Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

MAIL TAX BILL TO:
Nicolas Farias and Eliseo Farias
5753 S. Trumble 3700 W. Pippin St
Chicago, IL, ~~60629~~ 60652

MAIL RECORDED DEED TO:
Nicolas Farias and Eliseo Farias
5753 S. Trumble 3700 W. Pippin St.
Chicago, IL, ~~60629~~ 60652

SPECIAL WARRANTY DEED


THE GRANTOR, Wells Fargo Bank, N.A., of 8180 Stagecoach Circle, Frederick, MD 21701, a corporation organized and existing under the laws of TX, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Nicolas Farias and Eliseo Farias, of 5753 S. Trumble Chicago, IL 60629, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 37 IN BLOCK 8 IN COBE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PERMANENT INDEX NUMBER: 19-13-411-004-0000

PROPERTY ADDRESS: 6009 S. Talman Avenue Chicago, IL 60629

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or 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.

REAL ESTATE TRANSFER TAX		20-Nov-2015
	CHICAGO:	525.00
	CTA:	210.00
	TOTAL:	735.00

19-13-411-004-0000 | 20151001640557 | 0-354-236-480

REAL ESTATE TRANSFER TAX		20-Nov-2015
	COUNTY:	35.00
	ILLINOIS:	70.00
	TOTAL:	105.00

19-13-411-004-0000 | 20151001640557 | 0-055-654-464

S Y
P 2
S N
SC Y
INT AB

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Special Warranty Deed - *Continued*

Dated this October 30, 2015



Wells Fargo Bank, N.A.

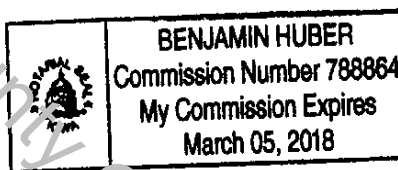
By: Chad M Kuhl

Chad M. Kuhl
Vice President Loan Documentation

State of Iowa)
) ss.
County Dallas)

On this 30 day of Oct., A.D., 2015, before me, a Notary Public in and for said county, personally appeared Chad M Kuhl, to me personally known, who being by me duly sworn (or affirmed) did say that that person is SVP (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Chad M Kuhl acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)
Notary Public



Exempt under the provisions of _____
Section 4, of the Real Estate Transfer Act _____ Date _____
Agent.