

# UNOFFICIAL COPY



Doc#: 1601544001 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/15/2016 09:54 AM Pg: 1 of 4

**This Instrument Prepared By:**

Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605

**Commitment Number: 15316140**

**Please Send Subsequent Tax Bills To:**

Arcelia Sanchez, 35 Peyton Drive, Chicago Heights, IL 60411

**When Recorded, Mail To:**

Boston National Title LLC, 129 West Trade Street, 9<sup>th</sup> Floor, Charlotte, NC 28202

**Permanent Real Estate Index Number(s):**

32-08-410-023-0000

**Property Address:**

81 East Elmwood Drive, Chicago Heights, IL 60411

**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 **Arcelia Sanchez**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$44,000.00 (Forty Four Thousand Dollars and Zero Cents)** 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:

AT CUSTOMER'S REQUEST

CRD REVIEWER 

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LOT 92 IN NORMANDY VILLA, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 1956 AS DOCUMENT NO. 1623829 IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 81 EAST ELMWOOD DRIVE, CHICAGO HEIGHTS, IL 60411.

PROPERTY INDEX NO. 32-08-410-023-0000

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.

Property of Cook County Clerk's Office

2

**REAL ESTATE TRANSFER TAX** 15-Jan-2016



COUNTY:	22.00
ILLINOIS:	44.00
<b>TOTAL:</b>	<b>66.00</b>

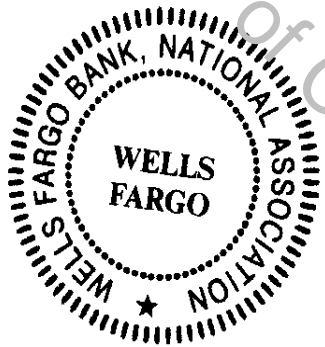
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Together with all and singular the hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim 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): **32-08-410-023-0000**  
PROPERTY ADDRESS (ES): **81 E Elmwood Dr., Chicago Heights, IL 60411**

IN WITNESS WHEREOF, said party of the first part has caused on **25th day of November, 2015.**



WELLS FARGO BANK, N.A.

*[Handwritten Signature]*

11/25/15

By:

*Josh Baade*

Its:

*Vice President*

State of Iowa

County Dallas

On this **25th** day of **November**, A.D., **2015**, before me, a Notary Public in and for said county, personally appeared *Josh Baade*, to me personally known, who being by me duly sworn (or affirmed) did say that that person is *VP* (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) *Josh Baade* acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

*[Handwritten Signature]*

(Signature)

Notary Public

220-IL-V3



**SANG S UNG**  
Commission Number 774839  
My Commission Expires  
September 17, 2018

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 13, 2016

*Hilary Caniff*  
Signature of Agent – Hilary Caniff

Subscribed and sworn to before me by the said Agent – Hilary Caniff this 13<sup>th</sup> day of January, 2016.

NOTARY PUBLIC *William K Lewis*  
William K Lewis  
Notary Public  
Cleveland County North Carolina  
My Commission Expires *April 7, 2017*

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated January 13, 2016

*Hilary Caniff*  
Signature of Agent – Hilary Caniff

Subscribed and sworn to before me by the said Agent – Hilary Caniff this 13<sup>th</sup> day of January, 2016.

NOTARY PUBLIC *William K Lewis*  
William K Lewis  
Notary Public  
Cleveland County North Carolina  
My Commission Expires *April 7, 2017*

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)