

UNOFFICIAL COPY

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



Doc#: 1606319084 Fee: \$64.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/03/2016 11:58 AM Pg: 1 of 3

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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

1667439 1/4

THIS INSTRUMENT, made between **Wells Fargo Bank, N.A.**, duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Trust Yale 11939 2016**, as 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:

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): 25-28-203-017-0000

PROPERTY ADDRESS (ES): 11939 South Yale Avenue, Chicago, IL 60628

Handwritten signature/initials

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IN WITNESS WHEREOF, said party of the first part has caused on February 23, 2016.



Wells Fargo Bank, N.A.

[Signature]
2/23/16

By: Jeremy Acker
Vice President Loan Documentation

Its: _____

State of Iowa

County Dallas

REAL ESTATE TRANSFER TAX		03-Mar-2016
	CHICAGO:	63.75
	CTA:	25.50
	TOTAL:	89.25 *

25-28-203-017-0000 | 20160201670799 | 1-671-813-696

* Total does not include any applicable penalty or interest due.

On this 23 day of February, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Jeremy Acker, 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) Jeremy Acker 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



BRITTNEY SWITZER
Commission Number 788863
My Commission Expires
March 5, 2019

This Instrument was prepared by:
Ginali Associates PC
947 N Plum Grove Rd
Schaumburg IL 60173

Please send subsequent Tax Bills to:
Trust Yale 11939 2016
11939 South Yale Avenue
Chicago, IL 60628

REAL ESTATE TRANSFER TAX		03-Mar-2016
	COUNTY:	4.25
	ILLINOIS:	8.50
	TOTAL:	12.75

25-28-203-017-0000 | 20160201670799 | 2-142-042-688

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EXHIBIT A

THE NORTH 12.5 FEET OF LOT 32 AND ALL OF LOT 33 (EXCEPT THE NORTH 2 FEET THEREOF) IN BLOCK 1 IN WEST PULLMAN, A SUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 11939 South Yale Avenue, Chicago, IL 60628

Property of Cook County Clerk's Office