

# UNOFFICIAL COPY

**After Recording Return To:**  
ServiceLink  
1400 Cherrington Parkway  
Moon Township, PA 15108

**This Instrument Prepared by:**  
Danielle A. Pinkston - Esq.  
3200 West 81st Street, Unit 2  
Chicago, IL 60652

**After Recording Return To &  
Mail Tax Statements To:**  
The Secretary of HUD  
c/o Information Systems  
Network Corp.  
Shepherd Mall Office Complex  
2401 NW 23rd St, Suite 1D  
Oklahoma City, OK 73107

Ref.# 3412128  
APN: 28-26-414-016



Doc#: 1610634050 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/15/2016 11:46 AM Pg: 1 of 4

This space for recording information only

## SPECIAL WARRANTY DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code

This SPECIAL WARRANTY DEED executed this 25<sup>th</sup> day of January, 2016, by WELLS FARGO BANK, NA, whose address is 3476 Stateview Blvd, Fort Mill, SC 29715, hereinafter called GRANTOR, grants to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, whose address is c/o Information Systems Networks Corp. Shepherd Mall Office Complex - 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, hereinafter called GRANTEE:

**BOX 162**  
6105-39

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Property Address: 17108 Locust Dr, Hazel Crest, IL 60429

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Rv L

# UNOFFICIAL COPY

In witness whereof, Grantor has hereunto set a hand the day and year first written above.

**WELLS FARGO BANK, NA**

By: *Lenetra D. Smith*  
Lenetra D. Smith  
Vice President Loan Documentation  
Wells Fargo Bank, NA  
01/25/2016

Signed, and delivered in our presence:

*Asahia Brooks*  
Witness  
Asahia Brooks  
Printed Name

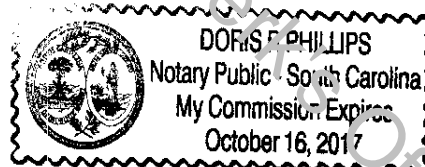
*Nicole Sadler*  
Witness  
Nicole Sadler  
Printed Name

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2016 by Lenetra D. Smith, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Lenetra D. Smith [ ] is personally known to me or [x] produced satisfactory evidence of identification.

*[Signature]*  
Notary Public  
My commission expires 10/16/2017



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX 23-Mar-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

28-26-414-016-0000 | 20160301682539 | 0-728-002-112

# UNOFFICIAL COPY

## Exhibit "A"

All that certain parcel of land situate in the County of Cook, State of Illinois, being known as Lot 631 in Hazel Crest 11th Addition, being a subdivision of part of the northeast 1/4 of Section 26 and part of the southeast 1/4 of Section 26, part of the northwest 1/4 of Section 26 and part of the southwest 1/4 of Section 26, all in Township 36 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.

Tax ID: 28-26-414-016

Property Address: 17108 Locust Dr, Hazel Crest, IL 60429

Property of Cook County Clerk's Office

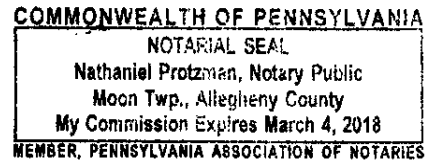
# UNOFFICIAL COPY

## 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 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 3-24, 2016 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Agent  
this 24 day of March,  
2016.

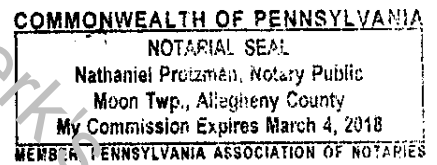


NOTARY PUBLIC [Signature]

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.

Date 3-24, 2016 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Agent  
This 24 day of March,  
2016.



NOTARY PUBLIC [Signature]

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.)