

# UNOFFICIAL COPY

Mail to:  
Optima Lender Services  
4640 Richmond Road, Suite 100  
Cleveland, OH 44128  
File No. 107029



Doc#: 1617217026 Fee: \$64.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/20/2016 02:51 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE made between **Wells Fargo Bank, National Association** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Josie Wade, A Single Person and Maurice Wade, A Single Person, as Joint Tenants** with Right of Survivorship party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **Thirty Thousand and 00/100 (\$30,000.00)** 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.”

N  
~~4/2~~  
3  
N  
N  
SC yes  
E yes  
INT pu

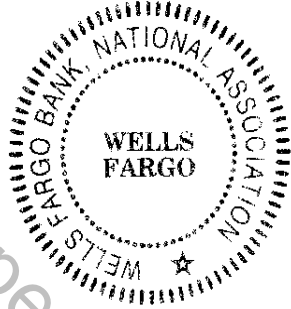
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PERMANENT REAL ESTATE INDEX NUMBER(S): 31-12-202-064-1045

PROPERTY ADDRESS (ES): 1139 Leavitt Avenue, Unit 315, Flossmoor, IL 60422

IN WITNESS WHEREOF, said party of the first part has caused on **February 25, 2016**.

**Wells Fargo Bank, National Association**



*Chad M. Kuhl*

02/25/16

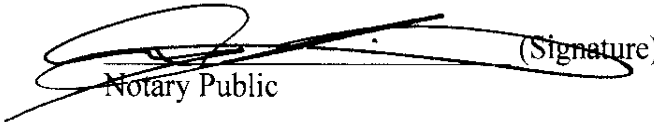
By:

Its: **Chad M. Kuhl**  
Vice President Loan Documentation

State of Iowa

County Dallas

On this 25 day of February, A.D., 2016, 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 *VPUD* (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.

  
Notary Public

(Stamp or Seal)



**AMANDA M LIND**  
Commission Number 774842  
My Commission Expires  
September 17, 2018

This Instrument was prepared by:

Anna Pittman, ESQ.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Please send subsequent Tax Bills to:  
Josie Wade ad Maurice Wade  
9228 South Elizabeth Street  
Chicago, IL 60620

REAL ESTATE TRANSFER TAX		14-Jun-2016
COUNTY:	ILLINOIS:	15.00
TOTAL:		30.00
		45.00

31-12-202-064-1045 | 20151001634764 | 0-132-621-632

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## EXHIBIT A

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 315 together with its undivided 2.287 percent interest in the common elements in the Hawthorn Apartments Condominium as delineated and defined in the Declaration recorded as Document Number 22628042, in the West 1/2 of the Northeast 1/4 of Section 12, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 1139 Leavitt Avenue, Unit 315, Flossmoor, IL 60422