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Doc#: 1621734025 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2016 10:01 AM Pg: 1 of 5

Mail to:
Boston National Title Agency, LLC
7200 Glen Forest Drive, Suite 310
Richmond, VA 23226

Exempt under provisions of Paragraph L
Section 31-45, Real Estate Transfer Tax Act.

4/1/2016

Aaron Avery

Date

Representative

SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made between **Wells Fargo Bank, NA** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors and/or assigns**, 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 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:

See Attached Exhibit A [Legal Description Attached as Exhibit]

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE

EXEMPTION APPROVED

Alana C. McNamee
VILLAGE CLERK
VILLAGE OF PARK FOREST

BM

Y
5/66
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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.”

Property of Cook County Clerk's Office

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PERMANENT REAL ESTATE INDEX NUMBER(S): **31-26-415-004-0000**
PROPERTY ADDRESS (ES): **543 Lakewood Boulevard, Park Forest, IL 60466**

IN WITNESS WHEREOF, said party of the first part has caused on this the 2nd day of **February, 2016.**

Wells Fargo Bank, NA




Ann Gleason Majors
Vice President Loan Documentation
Wells Fargo Bank, NA
02/02/2016

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 2nd day of February, 2016, by Ann Gleason Majors, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Ann Gleason Majors [] is personally known to me or [X] produced satisfactory evidence of identification.

Notary Public 
My commission expires 04/04/2017

MARY HELEN WILSON
Notary Public, State of South Carolina
My Commission Expires April 4, 2017

This Instrument was prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605. Commitment Number: 16325558

Please send subsequent Tax Bills to:
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors and/or assigns c/o Information Systems & Networks Corp, Shepherd Mall Office Complex- 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107

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EXHIBIT A

The following described real estate situated in the County of Cook, State of Illinois, to have and to hold forever: Lot 4 in Block 7 in Village of Park Forest Westwood Addition being a subdivision of part of the Southeast 1/4 of Section 26 and part of the Northeast 1/4 of Section 35, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded November 12, 1954 as Document No. 16070880, in Cook County, Illinois.

COMMONLY KNOWN AS: **543 Lakewood Boulevard, Park Forest, IL 60466**

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 acquire and hold title to real estate in Illinois, or another 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: 06 | 13 | 2016

SIGNATURE: *Dawn Marotti*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

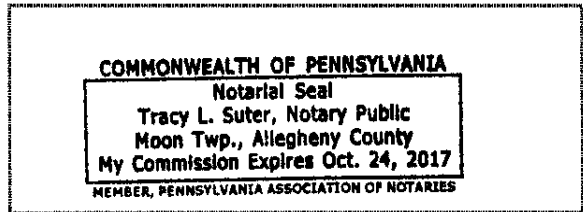
Subscribed and sworn to before me, Name of Notary Public: Tracy L. Suter

By the said (Name of Grantor): Dawn Marotti

On this date of: 06 | 15 | 2016

NOTARY SIGNATURE: *Tracy L. Suter*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 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: 06 | 15 | 2016

SIGNATURE: *Aaron Avery*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

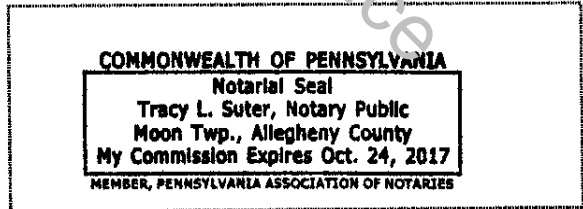
Subscribed and sworn to before me, Name of Notary Public: Tracy L. Suter

By the said (Name of Grantee): Aaron Avery

On this date of: 06 | 15 | 2016

NOTARY SIGNATURE: *Tracy L. Suter*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **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 Act: (35 ILCS 200/Art. 31)**)