

# UNOFFICIAL COPY

Doc#: 1621862011 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/05/2016 09:37 AM Pg: 1 of 3

Dec ID 20160701636416  
ST/CO Stamp 1-365-336-896 ST Tax \$24.50 CO Tax \$12.25  
City Stamp 0-981-361-472 City Tax: \$257.25

Mail to:  
BV ACA, LLC  
439 East Shore Drive  
Suite 100  
Eagle, ID 83616



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

3419160RM  
1017

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 **BV ACA, LLC**, party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of **\$24,327.00 (Twenty-Four Thousand, Three Hundred Twenty-Seven 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 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

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premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

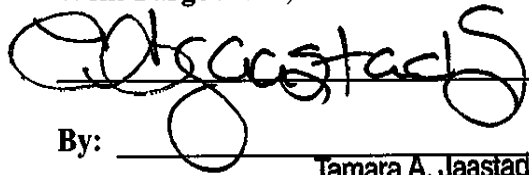
The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-09-225-029-0000

PROPERTY ADDRESS (ES): 410 North Leclaire Avenue, Chicago, IL 60644

IN WITNESS WHEREOF, said party of the first part has caused on this 17 day of June, 2016.

Wells Fargo Bank, N.A.



By: \_\_\_\_\_  
Tamara A. Jaastad-Stone  
Vice President Loan Documentation

Its: \_\_\_\_\_

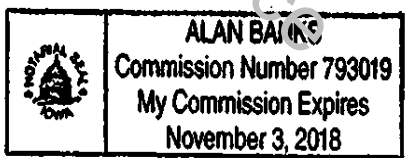
Date: 6.17.16

State of IOWA  
County of DALLAS

On this 17<sup>th</sup> day of June, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tamara A. Jaastad-Stone, 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) Tamara A. Jaastad-Stone 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

0212446181



This Instrument was prepared by: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60173, (847) 465-9898. Commitment Number: 3419160

Please send subsequent Tax Bills to: BV ACA, LLC; 439 East Shore Drive, Suite 100, Eagle, ID 83616

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## EXHIBIT A

**ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**THE SOUTH 20 FEET OF LOT 15 AND LOT 16 (EXCEPT THE SOUTH 14 FEET THEREOF) IN BLOCK 4 IN WALLER'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 22 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 410 North Leclaire Avenue, Chicago, IL 60644**