

# UNOFFICIAL COPY

Doc#: 1623862008 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/25/2016 08:24 AM Pg: 1 of 3

Dec ID 20160801648062  
ST/CO Stamp 1-943-546-688 ST Tax \$118.00 CO Tax \$59.00

Commitment Number # 16ST05038 RM

This instrument prepared by  
Segel Law Group, Inc.  
1827 Walden Office Square, Suite 250  
Schaumburg IL 60173

After Recording Return To:  
Eric Chua  
9127 N. Lincoln Ave.  
Des Plaines, IL 60016

Property not located in the corporate limits of  
the City of Des Plaines. Deed or instrument  
not subject to transfer tax.

*Eric Chua 8-18-16*  
City of Des Plaines

Mail Tax Statements To: Eric Chua; 9127 N. Lincoln Ave., Des Plaines, IL 60061

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**09-14-302-023-0000**

## SPECIAL WARRANTY DEED

Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative Loan Trust 2005-7 Mortgage Pass-Through Certificates, Series 2005-7, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$117,600.00 (One Hundred Seventeen Thousand Six Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Eric Chua, hereinafter grantee, whose tax mailing address is P.O. Box 364, Des Plaines, IL 60016, the following real property:

Lot 8 (except the North 66 thereof) in Block 3 in First Addition to Ballard Acres, a Subdivision of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 (except the East 328.46 feet thereof) and the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 (except the East 328.46 feet thereof) in Section 14, Township 41 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded February 5, 1946 as document 13720603 in Book 357 of Plats, Page 26 in Cook County, Illinois.

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**Property Address is: 9127 N. Lincoln Ave., Des Plaines, IL 60016**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **161323 1064**

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Commitment Number#16ST05038

Executed by the undersigned on 8/11/16 :

**Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative Loan Trust 2005-7 Mortgage Pass-Through Certificates, Series 2005-7**

By Nationstar Mortgage, LLC as its Attorney in Fact

By: [Signature]

Name: Florika Baldwin

Assistant Secretary

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

STATE OF Colo  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on Aug 11, 2016, by Florika Baldwin its Asst Secretary on behalf of Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative Loan Trust 2005-7 Mortgage Pass-Through Certificates, Series 2005-7 By Nationstar Mortgage, LLC as its attorney in fact, who has produced personally known identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JEANNINE R HANSON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID # 20164025506  
MY COMMISSION EXPIRES 07-06-2020

[Signature]  
Notary Public

**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)**

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative