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Doc#: 1624545044 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/01/2016 12:53 PM Pg: 1 of 4

Mail to:
ATTENTION Boston National Title
REO Post Close
400 Rouser Rd BLDG 2 Suite 602
Coraopolis PA 15108

SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

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 **CHRISTOPHER MICHAEL BRETZING**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$1,301.00 (One Thousand Three Hundred One Collars 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

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;
220-IL-V3

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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.”

PERMANENT REAL ESTATE INDEX NUMBER(S): 25-05-203-015-0000
PROPERTY ADDRESS (ES): 8739 South Carpenter Street, Chicago, IL 60620

REAL ESTATE TRANSFER TAX		01-Sep-2016
	CHICAGO:	11.25
	CTA:	4.50
	TOTAL:	15.75 *
25-05-203-015-0000 20160801652830 1-085-320-000		

REAL ESTATE TRANSFER TAX		01-Sep-2016
	COUNTY:	0.75
	ILLINOIS:	1.50
	TOTAL:	2.25
25-05-203-015-0000 20160801652830 2-125-507-392		

* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, said party of the first part has caused on 12 day of July, 2016.

WELLS FARGO BANK, N.A.

[Signature] 7/12/16

By: Sabrina Harris Danielyan
~~Vice President Loan Documentation~~

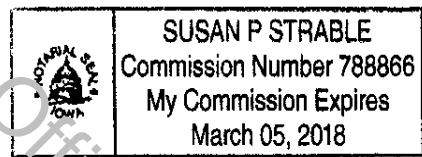
Its: _____

State of Iowa

County Dallas

On this 12 day of July, A.D. 2016, before me, a Notary Public in and for said county, personally appeared Sabrina Harris Danielyan 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) Sabrina Harris Danielyan 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



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: 16326713

Please send subsequent Tax Bills to:
CHRISTOPHER MICHAEL BRETZING
4150 MUNICH CT., Antelope, CA 95843
3060355371

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E. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOTS 17 AND 18 IN KANE'S SUBDIVISION OF BLOCK 21 IN COLE'S SUBDIVISION OF THE NORTH 90-37/100 ACRES OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND, AND PACIFIC RAILROAD COMPANY OF THE NORTH EAST ONE-QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office