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Doc#: 1626756066 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/23/2016 11:47 AM Pg: 1 of 3

Dec ID 20160701629296
ST/CO Stamp 1-907-869-504 ST Tax \$20.00 CO Tax \$10.00

CT
11-11-16
10015817AU

Mail to:
C&P Klassic
Investments, LLC
616 Briarwood Lane,
Oswego, IL 60543

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 **C&P Klassic Investments, LLC**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$19,800.00 (Nineteen Thousand Eight Hundred 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): 33-31-205-019-0000

PROPERTY ADDRESS (ES): 3032 224th Place, Sauk Village, IL 60411

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

Wells Fargo Bank, N.A.

Tonya Amerine

By: _____

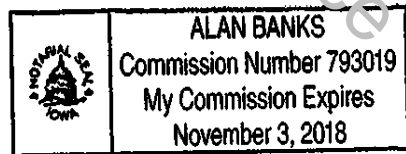
Its: Tonya Amerine
Vice President Loan Documentation

Date: 9/12/16

State of Iowa
County of Dallas

On this 12th day of September, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tonya Amerine, 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) Tonya Amerine 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: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60173, (847) 465-9898. Commitment Number: 3419128

Please send subsequent Tax Bills to:
C&P Klassic Investments, LLC
616 Briarwood Lane, Oswego, IL 60543

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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:

LOT 9343 IN INDIAN HILL SUBDIVISION UNIT 9, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/3 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 15, 1970 AS DOCUMENT NUMBER 2521661 AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED ON OCTOBER 9, 1970 AS DOCUMENT NUMBER 2525473.

COMMONLY KNOWN AS: 3032 224th Place, Sauk Village, IL 60411

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