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1630813038

Doc# 1630813038 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/03/2016 02:11 PM PG: 1 OF 3

Mail to:
Dina Lyna Billingsley
7134 S. Eggleston Ave.
Chicago, IL 60621

1674859 1/1

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 **Dina Lyna Billingsley**, party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of **\$8,000.00 (Eight Thousand 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

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 premises as above described, with the appurtenances, unto the part of the second part,

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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): 20-20-414-004-0000

PROPERTY ADDRESS (ES): 6809 South Peoria Street, Chicago, IL 60621

IN WITNESS WHEREOF, said party of the first part has caused on this 31st day of August, 2016.


Wells Fargo Bank, N.A.

S u u

By: Sabrina Harris Danielyan
Vice President Loan Documentation

Its: _____

Date: August 31, 2016


REAL ESTATE TRANSFER TAX		01-Nov-2016
	CHICAGO:	60.00
	CTA:	24.00
	TOTAL:	84.00*
20-20-414-004-0000 20160901656498 0-572-292-328		

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

State of Iowa)
County Dallas) ss.

On this 31 day of Aug, A.D., 2016 before me, a Sabrina Harris Danielyan (insert title of officer taking acknowledgment) in and for said county, personally appeared WFD, to me personally known, who being by me duly sworn (or affirmed) did say that that person is Sabrina Harris Danielyan (insert title of executing officer) of said (corporation or association), by authority of its board of (directors or trustees) and the said 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 (or title/rank of other officer))

 AMANDA M LIND
Commission Number 774842
My Commission Expires
September 17, 2018

This Instrument was prepared by: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60173, (847) 465-9898, Commitment Number: 3419134

Please send subsequent Tax Bills to:
Dina Lyna Billingsley; 7134 S. Eggleston Ave., Chicago, IL 60621

220-IL-V3 Asset Number: 0409916301

REAL ESTATE TRANSFER TAX		03-Nov-2016
	COUNTY:	4.00
	ILLINOIS:	8.00
	TOTAL:	12.00
20-20-414-004-0000 20160901656498 0-529-129-280		

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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 89 IN BLOCK 3 IN BENEDICT'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUART OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6809 South Peoria Street, Chicago, IL 60621