

# UNOFFICIAL COPY



Doc# 1634329012 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/08/2016 10:03 AM PG: 1 OF 3

## SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

471549

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 **DEM FEM PROPERTIES LLC**, a Texas Limited Liability Company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Twenty Thousand Five Hundred and 00/100 (\$20,500.00) Dollars 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, 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."

08-Dec-2016  
REAL ESTATE TRANSFER TAX  
COUNTY: 10.25  
ILLINOIS: 20.50  
TOTAL: 30.75  
32-20-101-024-0000 | 20161101686795 | 0-496-511-168



~~CRD REVIEW~~ Ry

COOK COUNTY RECORDER OF DEEDS

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PERMANENT REAL ESTATE INDEX NUMBER(S): 32-20-101-024  
PROPERTY ADDRESS (ES): 1130 Schilling Avenue, Chicago Heights, IL, 60411

IN WITNESS WHEREOF, said party of the first part has caused on 11  
of Oct., 2016.

WELLS FARGO BANK, N.A.

By: [Signature] 10-11-16

Name: \_\_\_\_\_

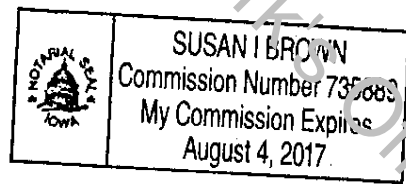
Its: Lindsay Doran  
Vice President Loan Documentation

State of Iowa

County Dallas

On this 11 day of Oct., A.D., 2016, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, 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) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Susan I Brown (Signature) (Stamp or Seal)  
Notary Public



This Instrument was prepared by:  
Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver. Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

Please send subsequent Tax Bills to:  
DEM FEM PROPERTIES LLC  
3602 Buchanan Hill Lane,  
Katy, TX 77494

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## EXHIBIT A

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot 101 in Parkview Terrace First Addition, being a subdivision in the Northeast 1/4 of the Northwest 1/4 of Section 20, Township 35 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded July 19, 1955 as Document 16304535 in Cook County, Illinois.

Being the same property conveyed to WELLS FARGO BANK, N.A., dated July 26, 2016, recorded August 1, 2016, as Document No. 1621445052 in Cook County Records.

TAX MAP OR PARCEL ID NO.: 32-20-101-024

COMMONLY KNOWN AS: 1130 Schilling Avenue, Chicago Heights, IL, 60411