## **UNOFFICIAL COPY**

Mail to: Servicelink 1400 Cherrington Pkwy Coraopolis, PA 15108



'Boc# 1636334077 Fee ≸42.00

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

KAREN A.YARBROUGH

.COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2016 02:36 PM PG: 1 OF 3

### 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 ILLIN DIS, party of the first part, and Sunway Realty LLC, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$56,000.00 ( Fifty Six 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 into 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

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.

0301989711 - 10540 S Green St Chicago, IL 60643

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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): 25-17-221-058-0000 PROPERTY ADDRESS (ES): 10540 S Green St, Chicago, IL 60643

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

Co.	Wells Fargo Bank, N.A.
	Susand Brown
Dor	By: Vice President Loan Documentation  Its:
State of Iowa ) ss	
County Dallas )	
On this 12th day of December, A.D., 20	16, before me, a Notary Public in and for said county,
personally appeared Susan I Brown	, to me personally known, who being by me
	is VAD (title) of said Wells Fargo Bank, N.A., by
authority of its board of (directors or trustees) an	<u> </u>
name) Susan I Brown	acl nowledged the execution of said instrument to b
the voluntary act and deed of said (corporation	
	9/4/
(Signatu	re) (Stamp or Seal)
Notary Public (Signatu	$O_{\mathcal{S}_{\mathcal{C}}}$
	Christophe, Artman
	State of lowa  Commission No. 723562
	My Commission Expires:
	September 30, 2019

This Instrument was prepared by: Michael S. Fisher Attorney At Law, P.C., 200 N. LaSalle Street, Suite 2310, Chicago, IL 60601

Please send subsequent Tax Bills to:

Sunway Realty LLC, 920 North Lombard Road, Lombard, IL 60148

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# **UNOFFICIAL CO**

#### **EXHIBIT A**

THE SOUTH 5 FEET OF LOT 16 AND ALL OF LOT 17 IN RESUBDIVISION OF BLOCK 7 IN HETT'S SECTION 17 ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 10540 S Green St, Chicago, IL 60643

**REAL ESTATE TRANSFER TAX** 

7-Dec-2016

420.00 CHICAGO: 168 00 CTA: 588.00

TOTAL:

25-17-221-058-0000 | 20161201695150 | 1-921-185-984

<sup>\*</sup> Total does not include any applicable penalty or interest due.

CVA.
3-Dec-2016
28.00
56.00
84.00
0-932-160
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