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Doc# 1700645072 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/06/2017 01:00 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 NA** (fully authorized to transact business in the State of ILLINOIS, party of the first part, and **Billy Carter**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$2,600.00 (Two Thousand Six 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;

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REAL ESTATE TRANSFER TAX	06-Jan-2017
 CHICAGO:	22.50
CTA:	9.00
TOTAL:	31.50

REAL ESTATE TRANSFER TAX

06-Jan-2017

	COUNTY:	1.50
	ILLINOIS:	3.00
	TOTAL:	4.50

25-02-313-024-0000 | 20170101699675 | 1-937-679-552

25-02-313-024-0000 | 20170101699675 | 1-921-688-768

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

CCRD REVIEWER 

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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): **25-02-313-024;**

25-02-313-025

PROPERTY ADDRESS (ES): **9220 S. University Avenue, Chicago, IL 60619**

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EXHIBIT A

LOT NINE (9) AND LOT TEN (10) IN BLOCK THREE (3) IN PHARE'S DAUPHIN PARK SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **9220 S. University Avenue, Chicago, IL 60619**

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said party of the first part has caused on 21 day of September 2016.

Wells Fargo Bank NA

Tonya Amerino 9/27/16

By: Tonya Amerino
Vice President Loan Documentation

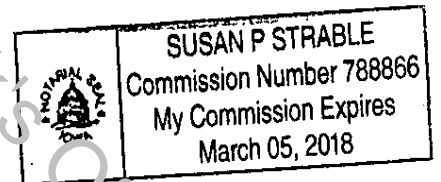
Its: _____

State of Iowa

County Dallas

On this 27 day of Sept, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tonya Amerino, 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 Amerino acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Susan P. Strable (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: 15324523-A

Please send subsequent Tax Bills to:
Billy Carter
6710 S. Normal Blvd. Chicago IL 60621

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