

# UNOFFICIAL COPY



Doc# 1702517056 Fee \$46.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

CAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2017 04:09 PM PG: 1 OF 5

## SPECIAL WARRANTY DEED

DOCUMENT PREPARED BY:  
LARRY A. WHITNEY  
231 NORTH ALDINE AVE  
PARK RIDGE, IL 60068

THIS INDENTURE, made on 21 day of October, 2016, by and between **WELLS FARGO BANK, N.A.**, whose mailing address is 3476 STATEVIEW BLVD, FORT MILL, SC 29715 hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** whose mailing address is C/O INFORMATION SYSTEMS NETWORK CORP, SHEPHERD MALL OFFICE COMPLEX-2401 NW 23RD ST, SUITE 1D, OKLAHOMA CITY, OK 73107, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, and it assigns, FOREVER, all the following described real estate, situated in the County of COOK, and State of Illinois known and described as follows, to wit:

**LOT 7 (EXCEPT THE WEST 42 FEET THEREOF), THE SOUTH 30 FEET OF LOT A AND THE SOUTH 30 FEET OF THE EAST 1/2 OF LOT B (EXCEPT THE WEST 42 FEET THEREOF), IN BLOCK 9 IN SECOND ADDITION TO LEYDEN GARDENS, BEING A SUBDIVISION OF THE EAST 2/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 1/2 OF THE WEST 2/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF AFORESAID NORTHEAST 1/4) IN COOK COUNTY, ILLINOIS.**

APN: 12-33-209-021-0000

Property Address: 2334 RUBY STREET, MELROSE PARK, IL 60164

Being the same premises conveyed to **WELLS FARGO BANK N.A.**, by Judicial Sale Deed dated 9/21/2016 and recorded on 10/3/2016 as Document Number 1627749233 in the Cook County Recorder's Office, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part and its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part and its assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

3 yes  
P5 yes  
S N  
M N  
SO yes  
E yes  
NT yes

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

ORANGE COAST TITLE COMPANY, AS  
ATTORNEY-IN-FACT FOR, WELLS  
FARGO BANK, N.A. POA recorded on  
11/01/2016, Instrument No. 1630617083

BY: [Signature] 10/21/16  
NAME: Jeremy Hardwick  
TITLE: Authorized Signer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF ORANGE

On, 10-21-2016, before me, Erika S. Riggio, a Notary Public, personally appeared Jeremy Hardwick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

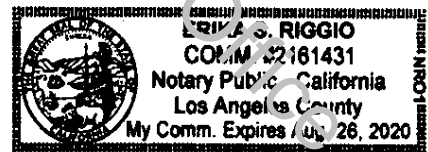
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

[Signature]  
Notary Public (Signature)

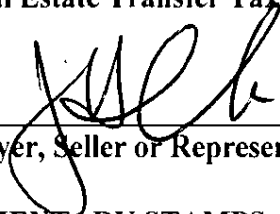
Commission Expires: 08/26/2020



SEND SUBSEQUENT TAX BILLS TO:  
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
C/O INFORMATION SYSTEMS NETWORK CORP, SHEPHERD MALL OFFICE COMPLEX  
2401 NW 23RD ST, SUITE 1D  
OKLAHOMA CITY, OK 73107

WHEN RECORDED RETURN TO:  
NATIONAL ASSET MANAGEMENT GROUP  
2411 WEST LA PALMA AVENUE  
ANAHEIM, CA 92801

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Exempt under provisions of 35 ILCS 200/, Sec. 31-45, Para. <u>  E  </u> Real Estate Transfer Tax Law.	
<u>10/21/16</u> Date	 Buyer, Seller or Representative
OR DOCUMENTARY STAMPS	

Property Address: 2334 Ruby Street, Melrose Park, IL 60164

ORANGE COAST TITLE COMPANY, as Attorney-In-Fact  
for, WELLS FARGO BANK, N.A.

Name: Jeremy Hardwick  
Title: Authorized Signer

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 21, 2016

ORANGE COAST TITLE COMPANY, as Attorney-in-Fact for, WELLS FARGO BANK, N.A.

Signature: By [Signature] 10/21/16  
**Grantor or Agent**

Name: Jeremy Hardwick  
Title: Authorized Signer

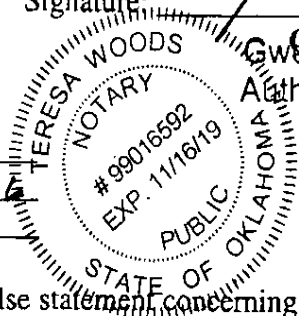
Subscribed and sworn to before me  
By the said See attached  
This CA JURAT day of 20  
Notary Public \_\_\_\_\_

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 10.25, 2016

Signature: [Signature]  
**Grantee or Agent**  
Gwen Van Every  
Authorized Agent

Subscribed and sworn to before me  
By the said GWEN VAN EVERY  
This 25th day of OCTOBER, 2016  
Notary Public Teresa Woods



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

## JURAT


State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 21<sup>ST</sup> day of October, 2016,

by Jeremy Hardwick

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

  
Notary Signature



### NOTARY INFORMATION

Notary Name: Erika S. Riggio  
Commission Expires: 08-26-2020

Notary Commission # 2161431

County of Commission: Los Angeles  
Notary Phone:

### DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Statement By Grantor and Grantee

Date of Document: 10-21- 2016 # of Pages \_\_\_\_\_  
including this page in words

### NAME(S) & THUMB PRINT OF AFFIANT(S)

Affiant's Name: \_\_\_\_\_

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

