

# UNOFFICIAL COPY



\*1702533102D\*

Doc# 1702533102 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2017 12:56 PM PG: 1 OF 3

## SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

491622

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 **VANTAGE MANAGEMENT ASSOCIATES, LLC**, an Illinois Limited Liability Company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Two Hundred Twenty-Two Thousand and 00/100 (\$222,000.00) 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.”

0220514251

2017.01.25

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PERMANENT REAL ESTATE INDEX NUMBER(S): 02-15-112-026-0000  
PROPERTY ADDRESS (ES): 727 N. Walden Drive, Palatine, IL 60067

IN WITNESS WHEREOF, said party of the first part has caused on 21<sup>st</sup>  
of November, 2016.

WELLS FARGO BANK, N.A.

By: Abbigail S. Wambold 11/21/16

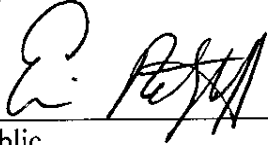
Name: \_\_\_\_\_

Its: Abbigail S. Wambold  
Vice President Loan Documentation

State of Iowa

County Dallas

On this 21<sup>st</sup> day of November, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Abbigail S. Wambold, 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) Abbigail S. Wambold acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.



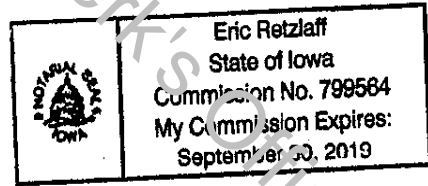
(Signature)

(Stamp or Seal)



Notary Public

Asset Number: 0220514251

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:  
Vantage Management Associates, LLC  
1535 Della Drive  
Hoffman Estates, IL 60169

REAL ESTATE TRANSFER TAX		30-Dec-2016
	COUNTY:	111.00
	ILLINOIS:	222.00
	TOTAL:	333.00
02-15-112-026-0000		20161201696238   1-468-381-376

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## EXHIBIT A

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

Parcel I:

That portion of Lot 3 in the Townhomes of Timberlake Estates, being a subdivision of the Northwest quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in the Village of Palatine, according to the plat thereof recorded October 25, 1989 as Document Number 89506432, Cook County, Illinois, described as follows: Commencing at the Northwest corner of said Lot 3, thence South 13 degrees 26 minutes 56 seconds West, 57.88 feet, along the West line of said Lot 3 for the point of beginning thence South 76 degrees 45 minutes 12 seconds East, 63.00 feet, on a line passing through the center line of a party wall common to Units No. 731 and 727, to a point on the East line of said Lot 3, thence South 13 degrees 26 minutes 56 seconds West, 29.33 feet, along the East line of said Lot 3, thence North 76 degree 45 minutes 12 seconds West, 63.00 feet, on a line passing through the center line of a party wall common to Units No. 727 and 719 to a point on the West line of said Lot 3, thence North 13 degrees 26 minutes 56 seconds East, 29.33 feet along the West line of said Lot 3 to the point of beginning, in Cook County, Illinois.

Parcel II:

A non-exclusive easement for ingress and egress as set forth in the Declaration of Covenants, Conditions, Restrictions, Easements and Homeowner's Association recorded May 2, 1990 as Document Number 90201697, in Cook County, Illinois.

Being the same property conveyed to WELLS FARGO BANK, N.A., dated July 19, 2016, recorded July 28, 2016, as Document No. 1621949062 in Cook County Records.

TAX MAP OR PARCEL ID NO.: 02-15-112-026-0000

COMMONLY KNOWN AS: 727 N. Walden Drive, Palatine, IL 60067