

UNOFFICIAL COPY

Record and Return To:

Orange Coast Lender Services
1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275

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



170274404610

Please send subsequent Tax Bills to:

Chad Nadle
3605 Woodhead Drive, Suite 108
Northbrook, IL 60062

Tax Map/Parcel ID No.

20-27-428-008-0000

Doc# 1702744046 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/27/2017 12:33 PM PG: 1 OF 4

473447

(top [X] inches reserved for recording data)

QUITCLAIM DEED #1

THIS QUITCLAIM DEED, by Grantor, **WELLS FARGO BANK, N.A.**, a National Association, whose tax mailing address is 8480 Stagecoach Circle, Frederick, MD 21701, for consideration paid, quitclaims to Grantee, **BANK OF AMERICA, N.A.**, whose address is c/o Wells Fargo Bank, N.A., 8480 Stagecoach Circle, Frederick, MD 21701.

WITNESSETH, That the said first party, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the second party, the receipt of which is hereby acknowledged does or do by these presents **QUITCLAIM** unto the said Grantee its successors and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described parcel of land, and the improvements and appurtenances thereto in the County of Cook, State of Illinois, to wit:

The property commonly known as 7825 S. Saint Lawrence Avenue, Chicago, IL 60619, and more fully described as set forth in the attached Exhibit A.

The property hereinabove described was acquired by the Grantor by instrument and recorded as Document No. 1635644055, Cook County, State of Illinois.

REAL ESTATE TRANSFER TAX

27-Jan-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-27-428-008-0000 | 20170101604907 | 1-950-840-000

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

REAL ESTATE TRANSFER TAX

27-Jan-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-27-428-008-0000 | 20170101604907 | 1-440-787-648

210-NTL-V3

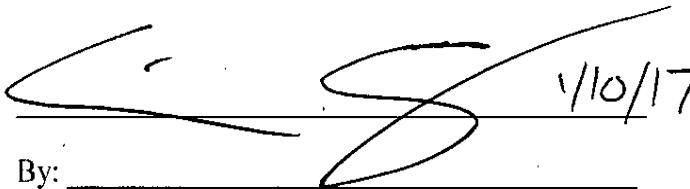
Asset Number: 8000733199

CCRD REVIEWER

UNOFFICIAL COPY

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first written above.

WELLS FARGO BANK, N.A.

 1/10/17

By: _____

Chris Artman

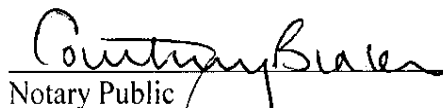
Vice President Loan Documentation

Title: _____

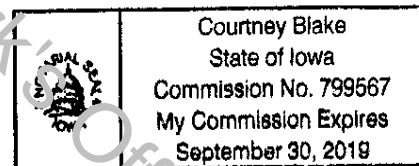
State of Iowa

County Dallas

On this 10 day of January, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Chris Artman, 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) Chris Artman 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



UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

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

Lot Thirty-Nine (39) and the North half (1/2) of Lot Thirty-Eight (38) in Wakeford Third Addition being a Subdivision of Block Thirteen (13) in Wakeman's Subdivision of the East half (1/2) of the Southeast quarter (1/4) of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

TAX MAP OR PARCEL ID NO.: 20-27-428-008-0000

COMMONLY KNOWN AS: 7825 S. Saint Lawrence Avenue, Chicago, IL 60619

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 01 | 25 | 2017

SIGNATURE: Jeff Duncely
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Shannon Taylor

By the said (Name of Grantor): Jeff Duncely

On this date of: 01 | 25 | 2017

NOTARY SIGNATURE: Shannon Taylor

AFFIX NOTARY STAMP BELOW

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Shannon Taylor, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Sept. 15, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 01 | 25 | 2017

SIGNATURE: Jeff Duncely
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Shannon Taylor

By the said (Name of Grantee): Jeff Duncely

On this date of: 01 | 25 | 2017

NOTARY SIGNATURE: Shannon Taylor

AFFIX NOTARY STAMP BELOW

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Shannon Taylor, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Sept. 15, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)

revised on 10.6.2015