

3 of 3

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1702744047D

Doc# 1702744047 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/27/2017 12:36 PM PG: 1 OF 3

**SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS #1**

473447

THIS INDENTURE, made between **BANK OF AMERICA, N.A.** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **JO-NA I, LLC** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Three Thousand and 00/100 (\$3,000.00) 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."

CCRD REVIEWER

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PERMANENT REAL ESTATE INDEX NUMBER(S): 20-27-428-008-0000

PROPERTY ADDRESS (ES): 7825 S. Saint Lawrence Avenue, Chicago, IL 60619

IN WITNESS WHEREOF, said party of the first part has caused on 10th of January, 2017.

**BANK OF AMERICA, N.A., by WELLS
FARGO BANK, N.A., its Attorney-in-Fact**

By:  1/10/17

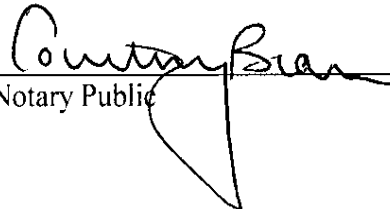
Name: _____

Its: Chris Artman
Vice President Loan Documentation

State of Iowa

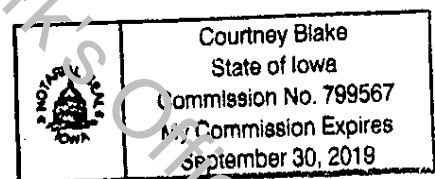
County Dallas

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 **BANK OF AMERICA, N.A., as Attorney-in-Fact for 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.


Notary Public

(Signature)


(Stamp or Seal)




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:
Chad Nadler
3605 Woodhead Drive, Suite 108
Northbrook, IL 60062

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

REAL ESTATE TRANSFER TAX		27-Jan-2017
	COUNTY:	1.50
	ILLINOIS:	3.00
	TOTAL:	4.50
20-27-428-008-0000 20170101605266 1-412-099-264		

220-IL-V3 Asset Number: 8000733199

REAL ESTATE TRANSFER TAX		27-Jan-2017
	CHICAGO:	22.50
	CTA:	9.00
	TOTAL:	31.50 *
20-27-428-008-0000 20170101605266 1-861-717-184		

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

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EXHIBIT A

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.

Being the same property conveyed to WELLS FARGO BANK, N.A., dated November 17, 2016, recorded December 21, 2016, as Document No. 1635644055 in Cook County Records.

Being further the same property conveyed to BANK OF AMERICA, N.A., dated _____, recorded _____, as Document No. _____ in Cook County Records.

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

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