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Doc# 1703046013 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2017 03:03 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, N.A.** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Laverne Judith Ervin**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$22,500.00 (Twenty Two Thousand Five 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

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.

0201270345 - 8508 W 45th Pl Apt GB Lyons. IL 60534

220-IL-V3

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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): **18-02-312-020-1014 and 18-02-312-020-1028**

PROPERTY ADDRESS (ES): **8508 W. 45th Place, Unit GB Lyons, IL 60534**

IN WITNESS WHEREOF, said party of the first part has caused on **8th day of December, 2016.**

Wells Fargo Bank, N.A.

12.8.16

12/8/16

By:

Its:

Tamara A. Jaastad-Stone
Vice President Loan Documentation

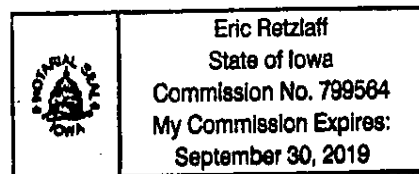
State of Iowa

County Dallas

On this 8th day of December, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tamara A. Jaastad-Stone, 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) Tamara A. Jaastad-Stone 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





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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: 16331277

Please send subsequent Tax Bills to:
LeVerne Judith Ervin
318 W Seymore St Apt 6 Kentland, IN 47951

Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS	# 0000000064	REAL ESTATE TRANSFER TAX
	 JAN. 30. 17		0002250
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103036

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000002778	REAL ESTATE TRANSFER TAX
	 JAN. 30. 17		0001125
	REVENUE STAMP		FP 103047

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EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT GB-8508 AND P-4 IN VILLA SANIBEL CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND (EXCEPT THE WEST 140.65 FEET) OF THE SOUTH 80.00 FEET OF THE NORTH 163.00 FEET OF THAT PART OF THE EAST 40 ACRES OF THE SOUTH 80 ACRES OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE CENTER LINE OF A PROLONGATION THEREOF OF HINSDALE AVENUE (NOW KNOWN AS FIRST AVENUE) IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 20, 2000 AS DOCUMENT NUMBER 00816664; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel ID: 18-02-312-020-1014; 18-02-312-020-1028

Commonly known as 8508 W. 45th Place, Unit GB, Lyons, IL 60534