

UNOFFICIAL COPY

Mail to:

Myra Handy and Nicholas Handy
Ambrose

2673 E. 77th Street

Chicago, IL 60649



17032190980

Doc# 1703219098 Fee \$44.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 12:57 PM PG: 1 OF 4

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 **Myra Handy and Nicholas Handy Ambrose**, single party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten Dollars and no/100s) 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 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 Attached as Exhibit]

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.

REAL ESTATE TRANSFER TAX

31-Jan-2017



CHICAGO:	172.50
CTA:	69.00
TOTAL:	241.50

21-30-323-018-0000 | 20161201692169 | 1-873-775-808

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

REAL ESTATE TRANSFER TAX

31-Jan-2017



COUNTY:	11.50
ILLINOIS:	23.00
TOTAL:	34.50

21-30-323-018-0000 | 20161201692169 | 0-929-694-400

CCRD REVIEW

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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): 21-30-323-018-0000

PROPERTY ADDRESS (ES): 2673 E. 77th Street, Chicago, IL, 60649

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

Wells Fargo Bank, N.A.



By:

12-8-16

Its:

Nick Dimarco
Vice President Loan Documentation

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State of Iowa

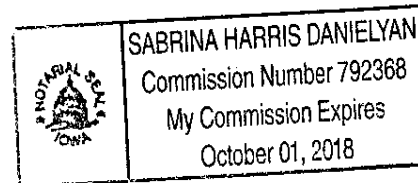
County Dallas

On this 8 day of Dec, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Nick Demarco, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPO (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Nick Demarco acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)
Notary Public

This Instrument was prepared by:

Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527



Please send subsequent Tax Bills to:

Myra Handy and Nicholas Handy Ambrose
2673 E. 77th Street
Chicago, IL 60649

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EXHIBIT A

**THE EAST 30 FEET OF THE NORTH 85 FEET OF LOT 72 IN BLOCK 2 IN
DIVISIONS 1 AND 2 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING A
SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE
SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH,
RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.**

COMMONLY KNOWN AS: 2673 E. 77th Street, Chicago, IL 60649