

UNOFFICIAL COPY

17SA9468032LP
LP1&1

Doc#: 1708846047 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/29/2017 01:46 PM Pg: 1 of 3

Dec ID 20170201609845
ST/CO Stamp 1-846-814-400 ST Tax \$184.00 CO Tax \$92.00
City Stamp 0-334-702-272 City Tax: \$1,932.00

Mail to:
Eric Trenell Dantzler
3935 S. Wells St. #1
Chicago, IL 60609

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 **Eric Trenell Dantzler**, an unmarried man, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$183,999.00 (One Hundred Eighty Three Thousand Nine Hundred Ninety Nine 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

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.

ML

UNOFFICIAL COPY

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): 20-03-311-044-1014

PROPERTY ADDRESS (ES): 4416 S. King Dr. Unit A, Chicago, IL 60653

IN WITNESS WHEREOF, said party of the first part has caused on this 15th day of February, 2017.

Wells Fargo Bank, N.A.

Sabrina Harris Danielyan 2/15/17

By: Sabrina Harris Danielyan
Vice President Loan Documentation

Its: _____

State of Iowa

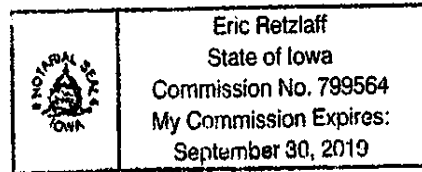
County Dallas

On this 15 day of February, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Sabrina Harris Danielyan, 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) Sabrina Harris Danielyan acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

E. Retzlaff

(Signature) (Stamp or Seal)

Notary Public



REAL ESTATE TRANSFER TAX 29-Mar-2017



COUNTY: 92.00
ILLINOIS: 184.00
TOTAL: 276.00

20-03-311-044-1014 | 20170201609845 | 1-846-814-400

REAL ESTATE TRANSFER TAX 29-Mar-2017



CHICAGO: 1,380.00
CTA: 552.00
TOTAL: 1,932.00 *

20-03-311-044-1014 | 20170201609845 | 0-334-702-272

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

UNOFFICIAL COPY

This Instrument was prepared by: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60173, (847) 465-9898. Commitment Number: 170021143

Please send subsequent Tax Bills to:
Eric Trenell Dantzler, 3935 S. Wells St. #1, Chicago, IL 60609

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND SITUATE^d IN THE COUNTY OF COOK, STATE OF ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT 4416-A IN BRONZEVILLE POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 33 FEET OF LOT 1 (EXCEPT THE WEST 136 FEET), LOT 2 (EXCEPT THE WEST 144 FEET) AND LOT 4 (EXCEPT THE SOUTH 50 FEET AND EXCEPT THE WEST 128 FEET THEREOF) IN J.C. DORE'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98872808, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 4416 S. King Drive Unit A, Chicago, IL 60652