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17095450930

Doc# 1709545093 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2017 12:57 PM PG: 1 OF 4

Mail to:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Property of Cook County Clerk's Office

FIDELITY NATIONAL TITLE (1717004095)

**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 **South Bay Partners, LLC**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$102,500.00 (One Hundred 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 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;

Bm

220-IL-V3

0320859903

REAL ESTATE TRANSFER TAX

04-Apr-2017



COUNTY: 51.25
ILLINOIS: 102.50
TOTAL: 153.75

19-23-220-040-0000 | 20170301619164 | 0-662-935-232

(A)

REAL ESTATE TRANSFER TAX

04-Apr-2017



CHICAGO: 768.75
CTA: 307.50
TOTAL: 1,076.25 *

19-23-220-040-0000 | 20170301619164 | 0-908-728-000

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

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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.”

PERMANENT REAL ESTATE INDEX NUMBER(S): **19-23-220-040-0000**
PROPERTY ADDRESS (ES): **3547 W 65th Place Chicago, IL 60629**

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IN WITNESS WHEREOF, said party of the first part has caused on 7 day of March, 2017.

Wells Fargo Bank, N.A.

[Signature] 3/7/17

By: SABRINA HARRIS DANIELYAN
Vice President, Loan Documentation

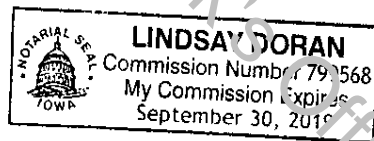
Its: _____

State of Iowa

County Dallas

On this 7 day of March, 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 VPO (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.

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



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: 3436020

Please send subsequent Tax Bills to:
South Bay Partners, LLC

~~647 W Oak Street Chicago, IL 60610~~

1165 N. Clark St. Ste 700, CHICAGO IL 60610

220-IL-V3

0320859903

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EXHIBIT A

Lot 66 (Except the West 16 feet thereof) and all of Lot 65 and the West 10 feet of Lot 64 in Block 12 in John F. Eberhart's Subdivision of the Northeast 1/4 of Section 23, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: **3547 W 65th Place Chicago, IL 60629**

Property of Cook County Clerk's Office