

UNOFFICIAL COPY

Mail to:

Ginali Associates PC
947 N Plum Grove Rd
Schaumburg IL 60173

(04180)

3120114647802

Doc#: 1710949064 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/19/2017 09:50 AM Pg: 1 of 3

Dec ID 20170401636264

ST/CO Stamp 1-141-515-968 ST Tax \$72.00 CO Tax \$36.00

City Stamp 0-136-076-992 City Tax: \$756.00

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

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 **Amador Sanchez**, as 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

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 hereunto 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): 19-13-326-005-0000

PROPERTY ADDRESS (ES): 6213 South Albany Avenue, Chicago, IL 60629

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IN WITNESS WHEREOF, said party of the first part has caused on April 10, 2017

Wells Fargo Bank, N.A.

Nick Dimarco

4/10/17

By: _____

NICK DIMARCO

Its: Vice President, Loan Documentation

State of Iowa

County Dallas

On this 10 day of April, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Nick Dimarco, 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) Nick Dimarco acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

China Lem (Signature) (Stamp or Seal)
Notary Public



This Instrument was prepared by:
Ginali Associates PC
947 N Plum Grove Rd
Schaumburg IL 60173

Please send subsequent Tax Bills to:
Amador Sanchez
5662 South Artesian Avenue
Chicago, IL 60629

REAL ESTATE TRANSFER TAX		17-Apr-2017
	COUNTY:	38.00
	ILLINOIS:	72.00
	TOTAL:	108.00
19-13-326-005-0000 20170401636264 1-141-515-868		

REAL ESTATE TRANSFER TAX		17-Apr-2017
	CHICAGO:	540.00
	CTA:	216.00
	TOTAL:	756.00 *
19-13-326-005-0000 20170401636264 0-136-076-892		

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

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EXHIBIT A

LOT 36 IN BLOCK 15 IN COBE AND MCKINNON'S SIXTY-THIRD STREET AND KEDZIE AVENUE SUBDIVISION OF THE WEST ½ OF THE SOUTH WEST ¼ OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6213 South Albany Avenue, Chicago, IL 60629

Property of Cook County Clerk's Office