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Doc# 1711806116 Fee \$44.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/28/2017 12:18 PM PG: 1 OF 4

Mail to:

Boston National Title Agency, LLC
400 Rouser Road Bldg 2, Ste 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 **ABZ Properties LLC**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$36,500.00 (Thirty Six 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;

0371694373//4906 W IOWA ST
220-IL-V3

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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): 16-04-421-037-0000
PROPERTY ADDRESS (ES): 4906 West Iowa Street, Chicago, IL 60651

REAL ESTATE TRANSFER TAX		28-Apr-2017
	COUNTY:	18.25
	ILLINOIS:	36.50
	TOTAL:	54.75
16-04-421-037-0000 20170401646627 0-173-842-112		

REAL ESTATE TRANSFER TAX		28-Apr-2017
	CHICAGO:	273.75
	CTA:	109.50
	TOTAL:	383.25 *
16-04-421-037-0000 20170401646627 1-725-898-432		

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

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IN WITNESS WHEREOF, said party of the first part has caused on **3rd day of March, 2017.**

Wells Fargo Bank, N.A.

Lindsay Doran 3-3-17

By: LINDSAY DORAN
Vice President, Loan Documentation

Its: _____

State of Iowa

County Dallas

On this 3 day of March A.D., 2017, before me, a Notary Public in and for said county, personally appeared LINDSAY DORAN, to me personally known, who being by me duly sworn (or affirmed) did say that that person is V.P.D. (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran 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: 16335877

Please send subsequent Tax Bills to:
ABZ Properties LLC
5310 N. Chester Ave., 413, Chicago, IL 60656

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EXHIBIT A

THE EAST 7 FEET OF LOT 45 AND LOT 46 IN BLOCK 3 IN M.D. BIRGE AND CO.'S SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **4906 West Iowa Street, Chicago, IL 60651**

Property of Cook County Clerk's Office