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Doc#: 1712547041 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2017 10:42 AM Pg: 1 of 3

Dec ID 20170401640103
ST/CO Stamp 1-548-883-648 ST Tax \$109.00 CO Tax \$54.50



160359597RM
RMA55

Mail to:

JUNAID WAHID KARIM

426 Kingfisher Rd.

Bartlett, IL 60107

Earl J. Ruff

939 N. Plum Grove Rd

Box 6

Shelburne, IL 60193

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 **JUNAID WAHID KARIM**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$109,000.00 (One Hundred Nine Thousand 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

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,

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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): **06-24-313-005-0000**

PROPERTY ADDRESS (ES): **210 Teak Ln., Streamwood, IL 60107**

IN WITNESS WHEREOF, said party of the first part has caused on this 19 day of April, 2017.



Wells Fargo Bank, N.A.

Blake Billings

By: BLAKE BILLINGS
Vice President, Loan Documentation

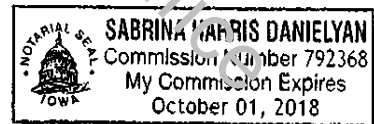
Its: _____

Date: 4.19.17

State of Iowa
County Dallas

On this 19 day of April, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Blake Billings, to me personally known, who being by me duly sworn (or affirmed) did say that that person is V.P. (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Blake Billings acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Sabrina Harris Danielyan (Signature) (Stamp or Seal)
Notary Public



This Instrument was prepared by: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60173, (847) 465-9898. Commitment Number: 160359597

Please send subsequent Tax Bills to:
JUNAID WAHID KARIM, 426 Kingfisher Rd., Bartlett, IL 60107

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EXHIBIT A

PARCEL T210 LOT 12 IN BLOCK 17, IN STREAMWOOD GREEN UNIT THREE-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NUMBER 86252751, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 12; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, BEING AN ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 309.00 FEET, THE CHORD THEREOF HAVING A BEARING OF N42 DEGREES 42 MINUTES 10 SECONDS E AND A LENGTH OF 45.05 FEET, AN ARC-DISTANCE OF 45.09 FEET TO A POINT; THENCE N54 DEGREES 15 MINUTES 28 SECONDS W, A DISTANCE OF 60.96 FEET TO A POINT; THENCE N35 DEGREES 42 MINUTES 27 SECONDS E, A DISTANCE OF 45.27 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 12; THENCE NORTHWESTERLY, SOUTHWESTERLY, AND SOUTHEASTERLY ALONG THE NORTHEAST, NORTHWEST, AND SOUTHWEST LINES OF SAID LOT 12, THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) N 54 DEGREES 15 MINUTES 56 SECONDS W, 57.48 FEET; THENCE (2) S35 DEGREES 44 MINUTES 04 SECONDS W, 90.00 FEET; THENCE (3) S54 DEGREES 15 MINUTES 56 SECONDS E, 113.00 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS. PARCEL 2: INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL T210 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449091.

COMMONLY KNOWN AS: 210 Teak Ln., Streamwood, IL 60107