



Doc# 1714415110 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/24/2017 11:43 AM PG: 1 OF 4

Mail to:

Boston National Title Agency, LLC  
400 Rouser Road Bldg 2, Ste 602  
Coraopolis, PA 15108

Property of Cook County Clerk's Office

**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 **Jose Ramon Villanueva and Rocio Alvarez, married, as tenants by the entirety**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$37,000.00 (Thirty Seven 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

0219156825B // 5140 S PAULINA ST

REAL ESTATE TRANSFER TAX		24-May-2017	
	COUNTY:		18.50
	ILLINOIS:		37.00
	TOTAL:		55.50

20-07-405-038-0000 | 20170501660773 | 1-053-518-272

REAL ESTATE TRANSFER TAX		24-May-2017	
	CHICAGO:		277.50
	CTA:		111.00
	TOTAL:		388.50 *

20-07-405-038-0000 | 20170501660773 | 0-804-940-224

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

*Rick*

# UNOFFICIAL COPY

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, 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): **20-07-405-038 & 20-07-405-039**

PROPERTY ADDRESS (ES): **5140 South Paulina St, Chicago, IL 60609**

IN WITNESS WHEREOF, said party of the first part has caused on **12 day of April, 2017.**

**Wells Fargo Bank, N.A.**



4/12/17

By:

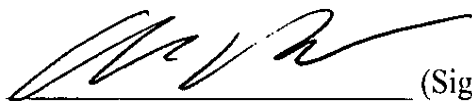
**NICK DIMARCO**

Vice President, Loan Documentation

Its:

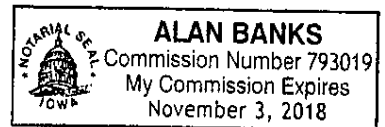
State of Iowa )  
 ) ss.  
County Dallas )

On this 12 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.



(Signature) (Stamp or Seal)

Notary Public



# UNOFFICIAL COPY

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: 17338108

Please send subsequent Tax Bills to:  
Jose Ramon Villanueva and Rocio Alvarez, married  
5037 S. Kippatrick, Chicago, IL 60632

0219156825B // 5140 S PAULINA ST  
220-IL-V3

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

LOTS 17 AND 18 IN BLOCK 3 IN ORVIS SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **5140 South Paulina St, Chicago, IL 60609**

Property of Cook County Clerk's Office