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Mail to:
PHILADELPHIA COMMUNITY
OUTREACH CENTER

3335 W. Washington Blvd.

Chicago, IL 60624-



17145190480

Doc# 1714519048 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/25/2017 01:43 PM PG: 1 OF 5

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 **PHILADELPHIA COMMUNITY OUTREACH CENTER**, whose address is 3335 W. Washington Blvd., Chicago, IL 60624- as **Solely** 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 [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; DRAINAGE DITCHES, FEEDERS AND
DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF
RECORD AFFECTING THE PROPERTY.



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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): 20-07-404-024-0000
PROPERTY ADDRESS (ES): 5147 S. Wood Street, Chicago, IL, 60609

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		25-May-2017	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
20-07-404-024-0000		20170501661341	0-834-103-744

REAL ESTATE TRANSFER TAX		25-May-2017	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00

20-07-404-024-0000 | 20170501661341 | 1-206-512-064

* 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 May 11, 2017.

Wells Fargo Bank, N.A.

By: Susana Brown

5/11/17

Name: _____

SUSAN I. BROWN

Its: Vice President, Loan Documentation

State of Iowa

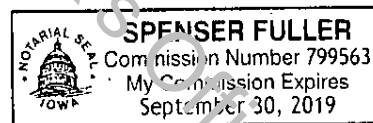
County Dallas

On this 11 day of May, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Susan I Brown, 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) Susana I Brown acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Spenser Fuller (Signature) (Stamp or Seal)
Notary Public

This Instrument was prepared by:

Codilis & Associates, P.C.
15W030 N. Frontage Road
Burr Ridge, IL 60527



Please send subsequent Tax Bills to:

PHILADELPHIA COMMUNITY OUTREACH CENTER
3335 W. Washington Blvd.
Chicago, IL 60624-

0215292475B

220-IL-V4

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EXHIBIT A

**LOT 25 IN THE RESUBDIVISION OF BLOCK 4 IN ORVIS SUBDIVISION OF
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 07, TOWNSHIP
38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.**

COMMONLY KNOWN AS: 5147 S. Wood Street, Chicago, IL 60609

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File # 14-16-14253

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/23/17

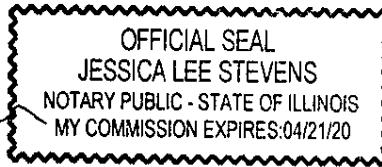
Signature: Melanie Mache, Agent
Grantor or Agent

Subscribed and sworn to before me

By the said Agent

Date 5/23/17

Notary Public Jessica Lee Stevens



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/23/17

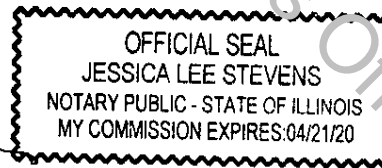
Signature: Melanie Mache, Agent
Grantee or Agent

Subscribed and sworn to before me

By the said Agent

Date 5/23/17

Notary Public Jessica Lee Stevens



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)