

# UNOFFICIAL COPY

Mail to:  
Orange Coast Lender Services  
1000 Commerce Drive, Suite 520  
Pittsburgh, PA 15275

Doc#: 1717457117 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/23/2017 12:43 PM Pg: 1 of 3

Dec ID 20170601676688  
ST/CO Stamp 1-473-922-496 ST Tax \$132.00 CO Tax \$66.00  
City Stamp 0-176-798-144 City Tax: \$1,386.00

## 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 **SOUTH BAY PARTNERS, LLC**, an Illinois Limited Liability Company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of One Hundred Thirty-One Thousand Five Hundred Six and 00/100 (\$131,506.00) Dollars 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, 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."

PROPERTY NATIONAL TITLE CH 701428  
1001

220-IL-V4 Asset Number: 0211545017

REAL ESTATE TRANSFER TAX

23-Jun-2017



COUNTY:	68.00
ILLINOIS:	132.00
TOTAL:	198.00

19-02-402-023-0000

| 20170601676688 | 1-473-922-496

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PERMANENT REAL ESTATE INDEX NUMBER(S): 19-02-402-023-0000

PROPERTY ADDRESS (ES): 4306 S. Trumbull Ave., Chicago, IL 60632

IN WITNESS WHEREOF, said party of the first part has caused on 7th of June, 2017.

WELLS FARGO BANK, N.A.

By: Abigail S. Wambold 6.7.17

Name: Abigail S. Wambold  
Vice President Loan Documentation

Its: \_\_\_\_\_

State of Iowa

County Dallas

On this 7 day of JUNE, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Abigail S. Wambold, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VVP (title) of said **WELLS FARGO BANK, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Abigail S. Wambold acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature]  
Notary Public

(Signature) (Stamp or Seal)

This Instrument was prepared by:  
Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver. Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331



Please send subsequent Tax Bills to:  
SOUTH BAY PARTNERS, LLC  
1165 N. Clark St., Suite 700  
Chicago, IL 60610

REAL ESTATE TRANSFER TAX		23-Jun-2017
CHICAGO:		990.00
CTA:		396.00
<b>TOTAL:</b>		<b>1,386.00 *</b>

19-02-402-023-0000 | 20170601676688 | 0-176-798-144  
\* Total does not include any applicable penalty or interest due.

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## EXHIBIT A

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot 3 in Block 6 in W. Hayden's Bell's Archer and Kedzie Avenue Subdivision of part of the Southeast 1/4 of Section 2, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Being the same property conveyed to WELLS FARGO BANK, N.A., by Judicial Sale Deed dated January 17, 2017, recorded February 22, 2017, as Document No. 1705345059 in Cook County Records.

TAX MAP OR PARCEL ID NO.: 19-02-402-023-0000

COMMONLY KNOWN AS: 4306 S. Trumbull Ave., Chicago, IL 60632