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# UNOFFICIAL COPY



Doc# 1723419068 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2017 01:51 PM PG: 1 OF 3

Property of Cook County Clerk

## SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

486082

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 **NNADOZIE JEREMIAH NJOKU**, single, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Eighty-Two Thousand Five Hundred and 00/100 (\$82,500.00) 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."

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PERMANENT REAL ESTATE INDEX NUMBER: 20-15-420-004-0000  
PROPERTY ADDRESS: 6215 S Saint Lawrence Avenue, Chicago, IL 60637

IN WITNESS WHEREOF, said party of the first part has caused on 1  
of June, 2017.

WELLS FARGO BANK, N.A.

By: [Signature] 6-1-17

Name:

Its: **LINDSAY DORAN**  
Vice President, Loan Documentation

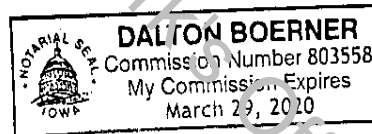
State of Iowa )  
County Dallas )

REAL ESTATE TRANSFER TAX		22-Aug-2017
	COUNTY:	41.25
	ILLINOIS:	82.50
	TOTAL:	123.75
20-15-420-004-0000   20170801610496   0-239-383-488		

On this 1 day of June, 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 VPLD (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:  
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:  
Nnadozie Jeremiah Njoku  
8542 S Yates Boulevard  
Chicago, IL 60617

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

6215 S SAINT LAWRENCE AVE// 0372955906  
220-IL-V3

REAL ESTATE TRANSFER TAX		22-Aug-2017
	CHICAGO:	618.75
	CTA:	247.50
	TOTAL:	866.25 *
20-15-420-004-0000   20170801610496   0-259-085-248		

\* 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:

The South 25 feet of Lot 26 and the North 5 feet of Lot 25 in Block 8 in the Resubdivision of Washington Park Club Addition to Chicago, a subdivision of the South Half of the Southeast Quarter of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed to WELLS FARGO BANK, N.A., by Revised Judicial Sale Deed dated October 19, 2016, recorded February 7, 2017, as Document No. 1703822114 in Cook County Records.

TAX MAP OR PARCEL ID NO.: 20-15-420-004-0000

COMMONLY KNOWN AS: 6215 S Saint Lawrence Avenue, Chicago, IL 60637