

UNOFFICIAL COPY



\*1724829044D\*

Mail to:  
Boston National Title Agency, LLC  
7200 Glen Forest Drive, Suite 310  
Richmond, VA 23226

Doc# 1724829044 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/05/2017 12:57 PM PG: 1 OF 3

**SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS**

THIS INDENTURE, made between **Wells Fargo Bank, NA** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Abraham Martin Aguilera**, whose address is **19700 Summerhill Ct., Tinley Park, IL 60487**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$10,100.00 (Ten Thousand One Hundred 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 [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.

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.

CCRD REVIEW 

0429084023//7126 SOUTH BELL AVENUE  
220-IL-V4

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PERMANENT REAL ESTATE INDEX NUMBER(S): 20-30-102-027-0000

PROPERTY ADDRESS (ES): 7126 S Bell Ave., Chicago, IL 60636

IN WITNESS WHEREOF, said party of the first part has caused on 14 day of Aug., 2017.

Wells Fargo Bank, NA

By: [Signature] 8-14-17

Name: LINDSAY DORAN  
Vice President, Loan Documentation

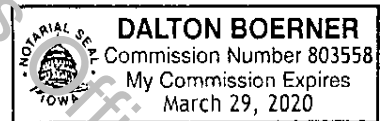
Its: \_\_\_\_\_

State of Iowa

County Dallas

On this 14 day of Aug., 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: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605. Commitment Number: 17339918

Please send subsequent Tax Bills to:  
Abraham Martin Aguilera  
19700 Summerhill Ct., Tinley Park, IL 60487

REAL ESTATE TRANSFER TAX		05-Sep-2017
	COUNTY:	5.25
	ILLINOIS:	10.50
	TOTAL:	15.75
20-30-102-027-0000		20170901617845   0-301-280-192

0429084023//7126 SOUTH BELL AVENUE  
220-IL-V4

REAL ESTATE TRANSFER TAX		05-Sep-2017
	CHICAGO:	78.75
	CTA:	31.50
	TOTAL:	110.25 *
20-30-102-027-0000		20170901617845   1-515-836-352

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

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## EXHIBIT A

LOT 40 IN BLOCK 2 IN DEWEY AND HOGG'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 7126 SOUTH BELL AVENUE, CHICAGO, IL 60636

P.I.N. 20-30-102-027-0000

Property of Cook County Clerk's Office  
COOK COUNTY  
RECORDER OF DEEDS