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1726529006

Doc# 1726529006 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/22/2017 09:52 AM PG: 1 OF 3

*Return to*  
**Orange Coast Lender Services**  
**1000 Commerce Drive, Suite 520** SPECIAL WARRANTY DEED  
**Pittsburgh, PA 15275** (CORPORATION TO INDIVIDUAL)  
**ILLINOIS**

481839

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 FREDDY DELABKA, whose address is 6705 W. 26th Street, Berwyn, IL 60402, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Eighty-three Thousand Two Hundred and 00/100 Dollars (\$83,200.00) 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(S): 16-28-205-019-0000  
PROPERTY ADDRESS (ES): 5034 West 23rd Street, Cicero, IL 60804

IN WITNESS WHEREOF, said party of the first part has caused on July 13<sup>th</sup>, 2017

WELLS FARGO BANK N.A.


By: Blake Billings 7.13.17

Name: BLAKE BILLINGS  
Vice President, Loan Documentation

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

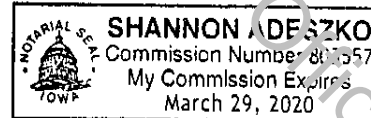
State of Iowa

County Dallas

T O W N O f C I C E R O		Address: 5034 W 23RD ST	<b>Real Estate Transfer Tax</b>
		Date: 09/21/2017 Stamp #: 2017 4097 By: ardonez	\$832.00 Payment Type: credit Compliance #: 2017-14NHK6L1



On this 13 day of JULY, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Blake Billings, 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) Blake Billings acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Shannon Adesko (Signature) (Stamp or Seal)  
Notary Public



This Instrument was prepared by:  
Daniel Morris, Esq., ReQuire Real Estate Solutions, LLC  
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Please send subsequent Tax Bills to:  
Freddy Delabra  
6705 W. 26th Street  
Berwyn, IL 60402

REAL ESTATE TRANSFER TAX		22-Sep-2017
	COUNTY:	41.75
	ILLINOIS:	83.50
	TOTAL:	125.25
16-28-205-019-0000   20170901625991   0-150-529-984		

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## EXHIBIT A

Lot Four (4) in Dewolf's Subdivision of Lots Nineteen (19) to Thirty Six (36) inclusive in Block Two (2) in Morton Park in the North East Quarter of Section Twenty Eight (28), Township Thirty Nine (39) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 5034 West 23rd Street, Cicero, IL 60804

**COOK COUNTY  
RECORDER OF DEEDS**