

UNOFFICIAL COPY

Doc#: 1727046173 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/27/2017 10:22 AM Pg: 1 of 3

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

Dec ID 20170901629411
ST/CO Stamp 2-109-946-816 ST Tax \$26.00 CO Tax \$13.00

GREATER METROPOLITAN TITLE, LLC
175 E. HAWTHORN PARKWAY, SUITE 135
VERNON HILLS, IL 60061

FILE# 17-0928

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 **VPP Holdings LLC**, whose address is **1411 McHenry Road, Suite 226, Buffalo Grove, IL 60089**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$26,000.00 (Twenty Six Thousand 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.

0186484275// 1156 WILLIAMSBURG ROAD
220-IL-V4



NO 17-235
9/27/17 \$130.00

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PERMANENT REAL ESTATE INDEX NUMBER(S): **31-03-202-006-0000**
PROPERTY ADDRESS (ES): **1156 Williamsburg Road, Country Club Hills, IL 60478**

IN WITNESS WHEREOF, said party of the first part has caused on 15 day of Aug., 2017.

Wells Fargo Bank, NA

By: [Signature] 8-15-17

Name: LINDSAY DORAN
Vice President, Loan Documentation

Its: _____

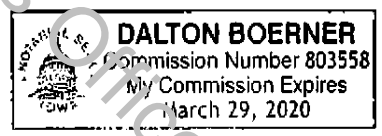
Property of Cook County Clerk's Office

State of Iowa

County Dallas

On this 15 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 UPLD (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: 17339285

Please send subsequent Tax Bills to:
VPP Holdings LLC
1411 McHenry Road, Suite 226, Buffalo Grove, IL 60089

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EXHIBIT A

PARCEL 1: UNIT NO. 1, AREA 15, LOT 6 IN PROVINCETOWN HOMES UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. PARCEL 2: EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE DEFINED IN DECLARATION DATED NOVEMBER 25, 1969 AND RECORDED AS DOCUMENT NUMBER 21023538 AND AMENDED IN INSTR DATED FEBRUARY 13, 1970 AND RECORDED AS DOCUMENT NUMBER 21080894, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **1156 Williamsburg Road, Country Club Hills, IL 60478**