


SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

MAIL TO:
Richard G. Ross
Attorney at Law
851 Providence Drive
Algonquin, IL 60102


1735649011D
Doc# 1735649011 Fee \$40.00
RHSP FEE: 69.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 12/22/2017 09:12 AM PG: 1 OF 2

NAME & ADDRESS OF TAXPAYER:
Rokas Nedas
~~2028 S. 15th Ave.~~ 16 Hawthorn Ln
Broadview, IL 60755
Hawthorn Woods IL
60417

PREMIER TITLE

THE GRANTOR, Wells Fargo Bank, N.A., as trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-5, a corporation created and existing under and by virtue of the laws of the State of Maryland and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to, Rokas Nedas, 16 Hawthorn Lane, Hawthorn Woods, IL 60047, party of the second part, all interest in the following described Real Estate situated in Cook County and the State of Illinois, to wit:

LOTS 14 AND 15 IN BLOCK 11, IN WESTERN ADDITION, SAID ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances unto belonging, or in anywise appertaining, and the reversion and 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 to hold the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Index No.(s): 15-15-417-055-0000
Property Address: 2028 S. 15th Ave., Broadview, IL 60155

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Broadview
12/14/17
2

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by X _____, as Authorized Signatory, this X 4 day of X Dec, 20 17.

Name of Corporation: Wells Fargo Bank, N.A., as trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-5 by Specialized Loan Servicing LLC, as Attorney in Fact

IMPRESS
CORPORATE SEAL
HERE

By X  _____
Attorney in Fact for Specialized Loan Servicing LLC

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

STATE OF Colorado
COUNTY OF Douglas)SS

Jeffrey Dowden, Assistant Vice President
Specialized Loan Servicing, LLC as Attorney in Fact

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT X Jeffrey Dowden personally known to me to be the Authorized Signatory of Specialized Loan Servicing LLC, as Attorney in Fact for Wells Fargo Bank, N.A., as trustee for the Certificateholders of Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-5 and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Signatory, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this X 4 day of X Dec, 20 17

X  _____ Notary Public

ALEXANDER S ASINOF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154034451
COMMISSION EXPIRES 08/31/2019

My commission expires X _____

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph ____, Section 4,
Real Estate Transfer Act
Date: _____
Signature: _____

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Dichl Ste 120
Naperville, IL 60563

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-671-2111

Property Address: 2028 S. 15th Ave., Broadview, IL 60155

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE591B

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 22. 17
REVENUE STAMP

000003436
REAL ESTATE
TRANSFER TAX
00045.00
FP 103052

STATE TAX
STATE OF ILLINOIS
DEC. 22. 17
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000003157
REAL ESTATE
TRANSFER TAX
00090.00
FP 103049