

UNOFFICIAL COPY

Mail to:
Boston National Title Agency, LLC
400 Rouser Road Bldg 2, Suite 602
Coraopolis, PA 15108



Doc# 1809234029 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/02/2018 11:36 AM PG: 1 OF 3

SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made between **Wells Fargo Bank, NA Successor by Merger to Wachovia Mortgage Corporation** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Roberto H. Cortes and Lilia Cortes, married**, whose address is **5304 S Newcastle, Chicago, IL 60638**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$206,500.00 (Two Hundred Six Thousand Five 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

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

ab

REAL ESTATE TRANSFER TAX		02-Apr-2018
	COUNTY:	103.25
	ILLINOIS:	206.50
	TOTAL:	309.75
19-07-321-024-0000 20180301631882 0-010-567-200		

REAL ESTATE TRANSFER TAX		02-Apr-2018
	CHICAGO:	1,548.75
	CTA:	619.50
	TOTAL:	2,168.25 *
19-07-321-024-0000 20180301631882 1-791-811-104		

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

UNOFFICIAL COPY

PERMANENT REAL ESTATE INDEX NUMBER(S): 19-07-321-024-0000

PROPERTY ADDRESS (ES): 5304 South Newcastle, Chicago, IL 60638

IN WITNESS WHEREOF, said party of the first part has caused on 15 day of Feb., 2018.

**Wells Fargo Bank, NA Successor by
Merger to Wachovia Mortgage
Corporation**

By: China Lem 2/15/18

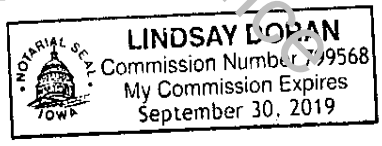
Name: **CHINA LEM**
Vice President, Loan Documentation

Its:

State of Iowa)
) ss.
County Dallas)

On this 15 day of Feb., A.D., 2018, before me, a Notary Public in and for said county, personally appeared China Lem, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPCO (title) of said **Wells Fargo Bank, NA Successor by Merger to Wachovia Mortgage Corporation**, by authority of its board of (directors or trustees) and the said (officer's name) China Lem 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: DEF173453

Please send subsequent Tax Bills to:
Roberto H. Cortes and Lilia Cortes
5304 S Newcastle, Chicago, IL 60638
0304247240B // 5304 S NEWCASTLE
220-IL-V4

UNOFFICIAL COPY

EXHIBIT A

All of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Cook County, State of Illinois, described as follows:

Lot 1 (except the South 40 feet and except the North 37 feet) in Block 23 in Frederick H. Bartlett's Third Addition to Bartlett Highlands, being a subdivision in the Southwest 1/4 of Section 7, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. with appurtenances thereto.

COMMONLY KNOWN AS: **5304 South Newcastle, Chicago, IL 60638**