

UNOFFICIAL COPY

Doc#: 1829219185 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/19/2018 10:17 AM Pg: 1 of 3

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

Dec ID 20181001603846
ST/CO Stamp 1-553-142-944 ST Tax \$100.00 CO Tax \$50.00

SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

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 **United Vision Investment, LLC**, whose address is **5202 S Ingleside Ave., 1-S, Chicago, IL 60615**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$100,000.00 (One Hundred 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.

220-IL-V4

0336618301

Chicago Title 18ST04755NA 1 OF 1 AV

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PERMANENT REAL ESTATE INDEX NUMBER(S): 32-07-401-019-0000

PROPERTY ADDRESS (ES): 1623 Dixie Hwy, Flossmoor, IL 60422

IN WITNESS WHEREOF, said party of the first part has caused on 12th day of Sept, 2018.



Wells Fargo Bank, N.A.

By: [Signature] 9/12/18

Name: SABRINA HARRIS DANIELYAN
Vice President, Loan Documentation

Its: _____

Property of Cook County Clerk's Office

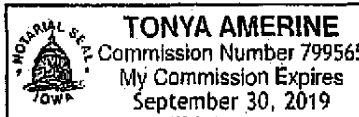
REAL ESTATE TRANSFER TAX		15-Oct-2018
		COUNTY: 50.00
		ILLINOIS: 100.00
		TOTAL: 150.00
32-07-401-019-0000 20 810 01003846 1-583-142-944		

State of Iowa

County Dallas

On this 12 day of Sept., A.D., 2018, before me, a Notary Public in and for said county, personally appeared Sabrina Harris Danielyan, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Sabrina Harris Danielyan 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: DEF172980

Please send subsequent Tax Bills to:
United Vision Investment, LLC
5202 S Ingleside Ave., 1-S, Chicago, IL 60615

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EXHIBIT A

A TRACT OF LAND COMPRISING PART OF THE SOUTH 384.12 FEET OF THE NORTH 898.50 FEET OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 898.50 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 7 SAID POINT BEING 760 FEET WEST OF THE EAST LINE OF SAID SECTION AND RUNNING THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 329.63 FEET TO A CENTER LINE OF DIXIE HIGHWAY THENCE NORTHWESTERLY ALONG SAID CENTER LINE A DISTANCE OF 153.07 FEET THENCE NORTHEASTERLY TO SAID CENTER LINE OF DIXIE HIGHWAY A DISTANCE OF 129 FEET THENCE EASTERLY ALONG A CURVED LINE CONVEX ED NORTHERLY TANGENT TO LAST DESCRIBED COURSE AND HAVING A RADIUS OF 301.85 FEET A DISTANCE OF 193.08 FEET THENCE EASTERLY ALONG A CURVED LINE CONVEXED SOUTHERLY HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 709.64 FEET A DISTANCE OF 74.52 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 760 FEET OF SAID SOUTHEAST QUARTER OF SECTION 7 THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING EXCEPT FROM SAID TRACT OF LAND THAT PART FALLING IN DIXIE HIGHWAY, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1623 DIXIE HWY, FLOSSMOOR, IL 60422

Property Index No. 32-07-401-019-0000