

UNOFFICIAL COPY

Mail to:
Corinne Guerrieri and Anthony
Stronczek

6936 W. 109th Place

Worth, IL 60482



Doc# 1901434056 Fee \$46.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/14/2019 01:34 PM PG: 1 OF 5

SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made between **Wells Fargo USA Holdings, Inc., c/o Wells Fargo Bank, N.A.**, duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Corinne Guerrieri and Anthony Stronczek**, whose address is 6541 W. 112th Place Worth, IL 60482 as joint tenants party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$153,500.00 (One Hundred Fifty Three Thousand Five Hundred Dollars) and other valuable consideration 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.

PAS Number: 0417606332

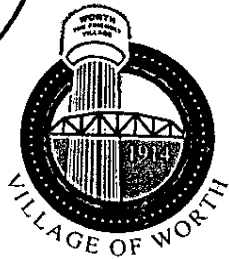
220-IL-V4

UNOFFICIAL COPY

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.”

PERMANENT REAL ESTATE INDEX NUMBER(S): **24-18-309-022-0000**
PROPERTY ADDRESS (ES): **6936 W. 109th Place, Worth, IL, 60482**



Village of Worth
Cook County, IL
All Fines Paid in Full
24-18-309-022-0000
01/07/2019

REAL ESTATE TRANSFER TAX

14-Jan-2019



COUNTY: 76.75
ILLINOIS: 153.50
TOTAL: 230.25

24-18-309-022-0000 | 20190101676988 | 1-729-867-424

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused on Jan. 7, 2017.

Wells Fargo USA Holdings, Inc., by Wells Fargo Bank, N.A, who has been appointed as Attorney in Fact

By: Spencer Fuller 1-7-19

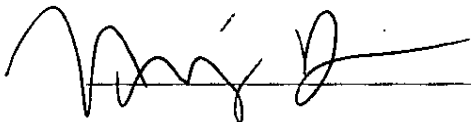
Name: SPENSER FULLER
Vice President Loan Documentation

Its: _____

State of Iowa

County Dallas

On this 7 day of Jan, ^{2019 AB} ~~2018~~, before me, a Notary Public in and for said county, personally appeared Spencer Fuller, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VRLO (title) of said Wells Fargo Bank, N.A. as attorney in fact for Wells Fargo USA Holdings, Inc., by authority of its board of (directors or trustees) and the said (officer's name) Spencer Fuller acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.



(Signature)

(Stamp or Seal)

Notary Public

This Instrument was prepared by:

Codilis & Associates, P.C.
Jennifer Moses, Esq.
15W030 N. Frontage Road
Burr Ridge, IL 60527



Please send subsequent Tax Bills to:

Corinne Guerrieri and Anthony Stroncsek
6936 W. 109th Place
Worth, IL 60482

PAS Number: 0417606332

220-IL-V4

UNOFFICIAL COPY

EXHIBIT A

LOT 4 IN KRON'S SUBDIVISION OF THE WEST 131.60 FEET OF THE EAST 394.74 FEET (EXCEPT THE SOUTH 331.00 FEET) OF LOT 7 IN ADAMS SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6936 W. 109th Place, Worth, IL 60482

PAS Number: 0417606332

220-IL-V4

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Village of Worth
7112 W. 111th St.
Worth, IL 60482 (708) 448-1181

Village of Worth Water Certificate

Final Reading : Jan. 7, 2019

Sellers Name: Wells Fargo (foreclosure)

Buyers Name: Anthony Stronczek

Property Address: 6936 W. 109 PL., Worth, IL 60482

Date Internal Inspection Completed: 01/07/19

Public Works Inspector: C. Picman

Plumbing Inspection (any item checked is a violation)

No Violations

Sump Pump or Collection Pit Connected to Sanitary

Proper separation between public water and well water if applicable

Locking Ball Valve required for manifold meter set up (Required for all multi family or multi business units with common b-box).

Reduced Pressure Zone Valve is required for lawn sprinkler system

If there is a Violation: Water Department will forward copy of this form to Building Department. Please contact the Building Department at 708-448-1181.

Follow up inspection completed. No Violations. Return form to Water Department.

To be completed by the Building Department

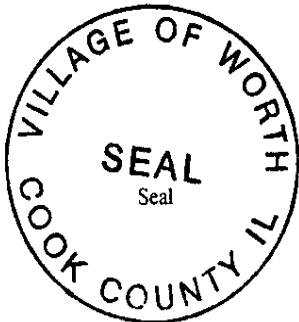
Water Meter Information

Account Number: 0101-62-0115-00 Number: 62920108

MXU Number: 17191175

Final water meter reading date: Jan. 7, 2019

Reading: 0222



Bonnie McPhee
Village Official

01/07/2019
Date

THIS CERTIFICATE IS NOT VALID WITHOUT VILLAGE SEAL
OR AFTER 30 DAYS FROM THE DAY HEREOF