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Doc# 1907217063 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2019 11:18 AM PG: 1 OF 3

Mail to:
Junaid W. Karim
426 Kingfisher Road
Bartlett, IL 60103

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 **JUNAID W. KARIM, A MARRIED MAN**, whose address is 426 Kingfisher Road, Bartlett, IL 60103, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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

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

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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): 03-24-416-045-1022; 03-24-416-045-1090
PROPERTY ADDRESS (ES): 1516 N. River West Court Unit 2B & E6, Mount Prospect, IL 60056

IN WITNESS WHEREOF, said party of the first part has caused on Jan 23, 2019.

WELLS FARGO BANK, N.A.

Abbigail S. Wambold

By: Abbigail S. Wambold
Vice President Loan Documentation

Its: _____

Date: Jan 23, 2019

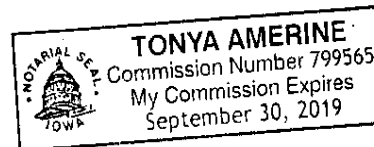
State of Iowa
County Dallas

On this 23 day of Jan., A.D., 2019, before me, a Notary Public in and for said county, personally appeared Abbigail S. Wambold, to me personally known, who being by me duly sworn (or affirmed) did say that that person is V.P. (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Abbigail S. Wambold 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:

Segel Law Group Inc.
1827 Walden Office Square
Suite 450
Schaumburg, IL 60173



Please send subsequent Tax Bills to: **Junaid W. Karim; 426 Kingfisher Road, Bartlett, IL 60103**

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EXHIBIT A

UNIT NUMBER 1516-2B AND E-6 IN THE 12 OAKS AT RIVER WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT ONE IN THE APARTMENTS OF RIVER WEST, A PLANNED UNIT DEVELOPMENT OF PART OF LOT "A" IN WOODVIEW MANOR, UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1992 AS DOCUMENT NUMBER 92398886, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0523119050; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 1516 N. River West Court Unit 2B & E6, Mount Prospect, IL 60056

