

UNOFFICIAL COPY

Mail to:
Orange Coast Lender Services
1000 Commerce Drive, Suite 520
Pittsburgh PA 15275

494062



Doc# 1907734036 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/18/2019 12:14 PM PG: 1 OF 3

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 **RUTSUTEE VAIROJANAN JNT.**, an unmarried woman, whose address is **166 Ripley St San Francisco, CA 94110**, in fee simple, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **Ten Thousand Five Hundred and 00/100 Dollars (\$10,500.00)**, 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

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.

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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): 20-17-427-041-0000

PROPERTY ADDRESS (ES): 1007 W 62nd St Chicago, IL 60621

IN WITNESS WHEREOF, said party of the first part has caused on Nov. 14, 2018

WELLS FARGO BANK, N.A.

By: [Signature] 11/14/18

Name:

LANCE DRAEGER

Its:

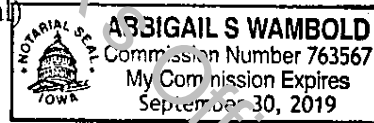
Vice President Loan Documentation

State of Iowa

County Dallas


On this 14th day of November, A.D. 2018, before me, a Notary Public in and for said county, personally appeared Lance Draeger, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **WELLS FARGO BANK, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Lance Draeger 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:
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Please send subsequent Tax Bills to:
Rutsutee Vairojananunt, 166 Ripley St., San Francisco, CA 94110

REAL ESTATE TRANSFER TAX	18-Mar-2019
 CHICAGO:	78.75
CTA:	31.50
TOTAL:	110.25 *

REAL ESTATE TRANSFER TAX	18-Mar-2019
 COUNTY:	5.25
 ILLINOIS:	10.50
TOTAL:	15.75

20-17-427-041-0000 | 20190301622451 | 1-530-457-504

20-17-427-041-0000 | 20190301622451 | 0-680-979-872

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

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EXHIBIT A

THE NORTH 24 1/2 FEET OF THE EAST 105.0 FEET OF LOT 1 EXCEPTING THAT PART THEREOF LYING EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT, 54.55 FEET WEST OF THE NORTHEAST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID NORTH 24 1/2 FEET 54.63 FEET WEST OF THE EAST LINE OF SAID LOT ALL IN BLOCK 1 OF GEORGE BIRKHOFF JUNIOR'S SUBDIVISION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Being the same property conveyed to Wells Fargo Bank N.A. in deed dated 10/26/2017 recorded on 11/29/2017 in Instrument/Document # 1733355048 in the Office of the County Recorder for the County of Cook and State of Illinois.

COMMONLY KNOWN AS: 1007 West 62nd Street, Chicago Illinois 60621
P.I.N. 20-17-427-041-0000