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1912622026D

Doc# 1912622026 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/06/2019 01:45 PM PG: 1 OF 3

Mail To:

Carrington Title Partners, LLC
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148
(630)317-0049

2019-00534SR

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 NEK Restaurant Holdings LLC, whose address is 528 Edgefield Rd Ste G, North Augusta, SC 29841, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$7,000.00 (Seven 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

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

0537180491 - 1220 177 11th Place Chicago, IL 60643
06-May-2019

REAL ESTATE TRANSFER TAX



CHICAGO:	52.50
CTA:	21.00
TOTAL:	73.50 *

REAL ESTATE TRANSFER TAX

06-May-2019



COUNTY:	3.50
ILLINOIS:	7.00
TOTAL:	10.50

25-20-105-032-0000 | 20190401658246 | 0-226-977-696

25-20-105-032-0000 | 20190401658246 | 1-545-304-992

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

R

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PERMANENT REAL ESTATE INDEX NUMBER(S): 25-20-105-032-0000, 25-20-105-033-0000

PROPERTY ADDRESS (ES): 1230 W 111th Place Chicago, IL 60643

IN WITNESS WHEREOF, said party of the first part has caused on 28 March, 2019.

Wells Fargo Bank, N.A.

By: [Signature] 3-28-19

Name:

LINDSAY DORAN

Its:

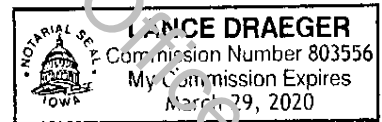
Vice President, Loan Documentation

State of Iowa

County Dallas

On this 28 day of March, A.D. 2019, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, 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) Lindsay Doran 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: DEF189331

Please send subsequent Tax Bills to:
NEK Restaurant Holdings LLC
528 Edgefield Road, Suite G, North Augusta, SC 29841

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EXHIBIT A

LOTS 36 AND 37 IN BLOCK 1 IN GRIFFINS'S SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN STREET'S SUBDIVISION OF NORTH 1/2 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1230 West 111th Place, Chicago, IL 60643

Property Index No. 25-20-105-032-0000, 25-20-105-033-0000