

# UNOFFICIAL COPY



\*19234220550\*

Doc# 1923422055 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2019 11:15 AM PG: 1 OF 3

Mail to:  
Malgorzata Aleksandra Zahradnicek  
8425 S. Oak Park Ave.  
Burbank, IL 60459

## SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made between **WELLS FARGO BANK, NA** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **MALGORZATA ALEKSANDRA ZAHRADNICEK** whose address is **8425 S. Oak Park Ave., Burbank, IL 60459**, 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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220-IL-V4

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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): 21-31-304-048-0000**  
**PROPERTY ADDRESS (ES): 8352 South Saginaw Avenue, Chicago, IL 60617**

IN WITNESS WHEREOF, said party of the first part has caused on 31 July 2019

REAL ESTATE TRANSFER TAX		22-Aug-2019
	COUNTY:	21.25
	ILLINOIS:	42.50
	<b>TOTAL:</b>	<b>63.75</b>

21-31-304-048-0000 | 20190801660183 | 1-877-464-800

WELLS FARGO BANK, NA

[Signature] 7-31-19

By: \_\_\_\_\_

Name: **LINDSAY DORAN**  
Vice President, Loan Documentation

Its: \_\_\_\_\_

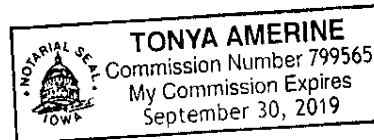
State of Iowa  
County Dallas

On this 31 day of July, 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 VP (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]  
Notary Public


(Signature) (Stamp or Seal)

This Instrument was prepared by:  
Segel Law Group Inc.  
1827 Walden Office Square  
Suite 450  
Schaumburg, IL 60173



Please send subsequent Tax Bills to: **Malgorzata Aleksandra Zahradnicek; 8425 S. Oak Park Ave., Burbank, IL 60459**

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REAL ESTATE TRANSFER TAX		22-Aug-2019
	CHICAGO:	318.75
	CTA:	127.50
	<b>TOTAL:</b>	<b>446.25 *</b>

21-31-304-048-0000 | 20190801660183 | 2-080-977-504

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

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## EXHIBIT A

THE NORTH 11 FEET OF LOT 23 IN BLOCK 36 IN HILL'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SOUTH CHICAGO, BEING SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8352 South Saginaw Avenue, Chicago, IL 60617