

UNOFFICIAL COPY



Mail to:
Boston National Title Agency, LLC
400 Rouser Rd
Bldg 2, Suite 602
Coraopolis, PA 15108

Doc# 1935745061 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/23/2019 11:13 AM 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 **Top Ameniti LLC**, whose address is **6440 N. Leroy Ave., Lincolnwood, IL 60712**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$35,700.00 (Thirty Five Thousand Seven Hundred 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 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.

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.

530 N HARDING

REAL ESTATE TRANSFER TAX

20-Dec-2019



CHICAGO: 270.00
CTA: 108.00
TOTAL: 378.00 *

REAL ESTATE TRANSFER TAX 20-Dec-2019



COUNTY: 18.00
ILLINOIS: 36.00
TOTAL: 54.00

16-11-118-028-0000 | 20191201674459 | 1-632-744-800

16-11-118-028-0000 | 20191201674459 | 1-274-836-320

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

S ✓
P ✓
S ✓
M ✓
SC ✓
L ✓
NET R

UNOFFICIAL COPY

PERMANENT REAL ESTATE INDEX NUMBER(S): 16-11-118-028-0000
PROPERTY ADDRESS (ES): 530 N Harding Avenue, Chicago, IL 60624

IN WITNESS WHEREOF, said party of the first part has caused on 12 day of Dec., 2019.

Wells Fargo Bank, N.A.

By: [Signature] 12-12-19

Name: LINDSAY DORAN
Its: Vice President, Loan Documentation

Property of Cook County Clerk's Office

State of Iowa
County Dallas

On this 12th day of Dec., 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: DEF1911175

Please send subsequent Tax Bills to:
Top Ameniti LLC
6440 N. Leroy Ave., Lincolnwood, IL 60712
530 N HARDING
220-IL-V4

UNOFFICIAL COPY

EXHIBIT A

LOT 12 IN BLOCK 12 IN HARDING'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 530 N Harding Avenue, Chicago, IL 60624

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS