

UNOFFICIAL COPY

Doc#: 2003608154 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/05/2020 09:47 AM Pg: 1 of 3

Dec ID 20200101603505
ST/CO Stamp 0-788-798-304 ST Tax \$45.00 CO Tax \$22.50
City Stamp 1-948-904-288 City Tax: \$472.50

41050038G 1/1

Mail to:
Daniel M. Greenberg
18141 Dixie Highway
Suite 111
Homewood, IL 60430

GIT

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 **Sonya Hardy, Married**, whose address is **6901 S. Cregier Ave., Chicago, IL 60649**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$45,000.00 (Forty Five 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 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.

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PERMANENT REAL ESTATE INDEX NUMBER(S): 25-09-414-003-0000

PROPERTY ADDRESS (ES): 10007 S Perry Ave., Chicago, IL 60628

IN WITNESS WHEREOF, said party of the first part has caused on 15 day of Jan., 2020.

Wells Fargo Bank, N.A.

By: [Signature] 1/15/2020

Name: LANCE DRAEGER
Vice President Loan Documentation

Its: _____

State of Iowa

County Dallas

On this 15 day of JAN., A.D., 2020, 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 Vice President Loan Documentation (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]

Notary Public

(Signature)



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: DEF1917387



Please send subsequent Tax Bills to:
Sonya Hardy
6901 S. Cregier Ave., Chicago, IL 60649


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EXHIBIT A

The following described real estate situated in the County of Cook, in the State of Illinois, to wit:
 Lot 38 in Block 2 in Second Cottage Addition to Roseland in the Southeast 1/4 of Section 9,
 Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 10007 South Perry Ave., Chicago, IL 60628

REAL ESTATE TRANSFER TAX		31-Jan-2020
		COUNTY: 22.50
		ILLINOIS: 45.00
		TOTAL: 67.50
25-09-414-003-0000 20200101603505 0-788-798-304		

REAL ESTATE TRANSFER TAX		31-Jan-2020
		CHICAGO: 337.50
		CTA: 135.00
		TOTAL: 472.50 *
25-09-414-003-0000 20200101603505 1-948-904-288		

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