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

636988

Doc# 2026157028 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/17/2020 01:13 PM PG: 1 OF 3

Loop Clerking Service, Inc
77 W Washington St. Ste 1414
Chicago IL 60602
312-508-5565

SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made between Wells Fargo USA Holdings, Inc. duly authorized to transact business in the State of ILLINOIS, party of the first part, and Daniel R. O'Bannon, married, whose address is 2039 East 72nd Place, Chicago, IL 60649, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00), 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 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.

REAL ESTATE TRANSFER TAX

27-Aug-2020

2020-IL-V4



CHICAGO: 1,012.50
CTA: 405.00
TOTAL: 1,417.50 *

2051 E 72ND PL

20-25-208-014-0000 | 20200801674944 | 1-109-821-920

* Total does not include any applicable penalty or interest due

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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): 20-25-208-014-0000

PROPERTY ADDRESS (ES): 2051 East 72nd Place, Chicago IL 60649

IN WITNESS WHEREOF, said party of the first part has caused on 22 June 2020

WELLS FARGO USA HOLDINGS, INC.
by WELLS FARGO BANK N.A., its
Attorney-in-Fact

By [Signature] 6-22-20
Name: _____

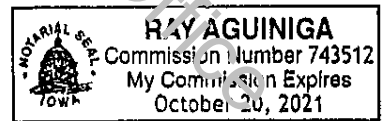
Its: LINDSAY DORAN
Vice President, Loan Documentation

State of Iowa

County Dallas

On this 22 day of June, A.D., 2020, 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. as Attorney-in-Fact for WELLS FARGO USA HOLDINGS, INC., 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:
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Please send subsequent Tax Bills to:
Daniel R. O'Bannon
2039 East 72nd Place
Chicago, IL 60649

REAL ESTATE TRANSFER TAX		17-Sep-2020
COUNTY:	ILLINOIS:	67.50
TOTAL:		135.00
		202.50
20-25-208-014-0000	20200801674944	0-983-565-792

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EXHIBIT A

Lot 39 in Block 7 in South Kenwood, a Subdivision of Blocks 2, 7 and 8 in Clark's subdivision of the East 1/2 of the Northwest 1/4 with part of Block 3 in Stave and Klemm's subdivision of the Northeast 1/4 of Section 25, Township 38 North, range 14, east of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed to Wells Fargo USA Holdings, Inc., in deed dated 1/24/2020 recorded on 2/14/2020 in Instrument/Document # 2004506227 in the Office of the County Recorder for the County of Cook and State of Illinois.

COMMONLY KNOWN AS: 2051 East 72nd Place, Chicago IL 60649
Tax Parcel: 20-25-208-014-0000