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Doc# 2125247046 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/09/2021 03:43 PM PG: 1 OF 3

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

**SPECIAL WARRANTY DEED**  
(Illinois)

THIS INDENTURE, made between **Wells Fargo USA Holdings, Inc.**, a Corporation organized under the laws of the state of New Jersey, and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Kai Lani, LLC.**, whose tax mailing address is **5701 N. Sheridan Road #22T, Chicago, IL 60660**, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$48,000.00 (Forty Eight Thousand Dollars and Zero Cents)** in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, 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:

**Lot 18 to Walter S. Dray's Subdivision of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

Parcel No.: **20-22-404-011-0000**

Property Address is: **6737 S Champlain Ave., Chicago, IL 60637**

For title reference see prior Deed dated **12/2/2020** and recorded on **6/16/2021** with the **Cook County Recorder's Office** in Instrument Number **2116747035**.


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

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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.

REAL ESTATE TRANSFER TAX		03-Sep-2021
	CHICAGO:	300.00
	CTA:	144.00
	TOTAL:	504.00 *

20-22-404-011-0000 | 20210901667502 | 0-486-219-536

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

REAL ESTATE TRANSFER TAX		09-Sep-2021
 	COUNTY:	24.00
	ILLINOIS:	48.00
	TOTAL:	72.00

20-22-404-011-0000 | 20210901667502 | 0-912-256-784

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The said Grantor has caused this deed to be executed on 8 day of July, 2021.

Wells Fargo USA Holdings, Inc. by Wells Fargo Bank, N.A. as Attorney-in-Fact by recorded POA in Cook County on 04/02/2018 in Instrument 1809234038

By: [Signature]

Name: LINDSAY DORAN  
Vice President, Loan Documentation

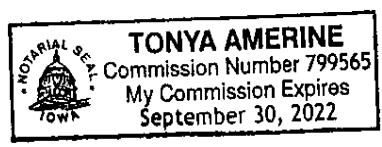
Date: 8 day of July, 2021

State of **Iowa**

County **Dallas**

On this 8 day of July, A.D., 2021, 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 Vice President Loan Documentation (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)  
Notary Public



Prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605. Commitment Number: DEF2033657