

# UNOFFICIAL COPY

Mail to:  
La Coulton J. Walls Attorney At Law  
1441 North Elk Grove Suite 1G  
Chicago Illinois 60622



Doc# 2136157028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2021 03:06 PM 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 JOHNNIE DUPREE BEY, a single man, sole ownership, whose address is 643 S 20<sup>th</sup> Avenue, Maywood, IL 60153, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of One Hundred Ten Thousand and 00/100 Dollars (\$10,000.00), 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 REVERSE, 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 TO HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

2042 S 14TH AVE

**CERTIFICATION OF COMPLIANCE**  
**VILLAGE OF BROADVIEW**

11/22/21

### REAL ESTATE TRANSFER TAX

27-Dec-2021



COUNTY: 55.00

ILLINOIS: 110.00

TOTAL: 165.00

15-15-418-040-0000

| 20211201681868

| 0-425-212-560

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The Warranties given herein are limited to the acts of the Granter and subject to easements, covenants and restrictions of record.

PERMANENT REAL ESTATE INDEX NUMBER(S): 15-15-418-040-0000 PROPERTY ADDRESS (ES): 2042 South 14th Avenue, Broadview, IL 60155

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

WELLS FARGO BANK N.A.

By: [Signature]

Name: Linsey Doran

Vice-President Loan Documentation

Property of Cook County Clerk's Office

State of Illinois

County Cook

On this 22nd day of January A.D. 2020, before me., a Notary Public in and for said county, personally appeared Lindsey Doran to me personally known, who being by me duly sworn (or affirmed) did say that that person is Vice President (title) of said WELLS FARGO BANK N.A. by authority, of its board of (directors or trustees) and, the said (officer's name) Lindsey 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

(Stamp Seal)



This Instrument was prepared by:  
La Coulton J. Walls Attorney at Law 1441 N. Elk Grove Suite 1G Chicago, Illinois 60622

Please send subsequent Tax Bills to:

Johnnie Dupree Bey  
2042 South 14<sup>th</sup>  
Broadview IL 60155.

2042 S 14TH AVE

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## EXHIBIT A

Lot 20 in Block 10 in western addition, a subdivision of the west half of the south east quarter of Section 15, Township 39 North, Range 12 East of the third principal meridian, in Cook County, Illinois.

Being the same property conveyed to Wells Fargo Bank, NA in deed dated 08/21/2018 and recorded 11/01/2018 as Instrument No. 1830557097 in the Office of the County Recorder of the County of Cook and State of Illinois.

More commonly known as: 2042 South 14th Avenue, Broadview, IL 60155

Parcel / Tax ID: 15-15-418-040-0000