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Doc# 2305455028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2023 01:23 PM PG: 1 OF 3

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

779342

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 LUIS ANTONIO RICARDEZ, single, in fee simple, whose tax mailing address is 3810 W. 60th Street, Chicago, IL 60629, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Five Thousand and 00/100 Dollars (\$5,000.00) 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:

THE NORTH 15 FEET OF LOT 37 AND THE SOUTH 15 FEET OF LOT 38 IN BLOCK 6 IN SOUTH LYNNE A SUBDIVISION IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUTNY, ILLINOIS.

Parcel No.: 20-19-202-030

Property Address is: 6330 South Honore Street, Chicago, IL 60636

For title reference see prior Deed dated November 10, 2022 and recorded on December 15, 2022 with the Cook County Recorder in Book N/A, Page N/A, and/or Instrument Number 2234945037.

REAL ESTATE TRANSFER TAX

22-Feb-2023



CHICAGO: 37.50
CTA: 15.00
TOTAL: 52.50 *

20-19-202-030-0000 | 20230201655542 | 0-298-032-976

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

REAL ESTATE TRANSFER TAX

23-Feb-2023



COUNTY: 2.50
ILLINOIS: 5.00
TOTAL: 7.50

20-19-202-030-0000 | 20230201655542 | 0-409-952-080

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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.

SIGNATURE PAGE TO FOLLOW

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The said Grantor has caused this deed to be executed on Jan. 25, 2023.

WELLS FARGO
USA HOLDINGS, INC.
By Wells Fargo Bank, N.A.,
its Attorney in Fact

By: Tonya Amerine

Name: TONYA AMERINE

Its: Vice President, Loan Documentation

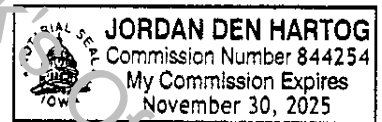
Date: 1/25/23

State of Iowa

County Dallas

On this 25 day of Jan, A.D., 2023, before me, a Notary Public in and for said county, personally appeared Tonya Amerine, to me personally known, who being by me duly sworn (or affirmed) did say that that person is JPLD (title) of 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) Tonya Amerine 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



Prepared by:
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005