

2085.

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

789766.



Doc# 2327240024 Fee \$81.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A: YARBROUGH

COOK COUNTY CLERK

DATE: 09/29/2023 11:54 AM PG: 1 OF 4

## 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 JL PROPERTIES GROUP LLC-D, in fee simple, whose tax mailing address is 1776 S Naperville Rd, A206, Wheaton, IL 60189, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Forty-Five Thousand and 00/100 Dollars (\$45,000.00) 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:

Lot Forty-two (42), Lot Forty-three (43) and Lot Forty-four (except the N. 15 ft) (44), in Block Six (6) in South Harvey, a Subdivision of the South Half (S) of the North East Quarter (NE) of Section 30, Town 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel No.: 29-30-218-043-0000

Property Address is: 16923 Lincoln St, Hazel Crest, IL 60429

For title reference see prior Deed dated 1/26/2023 and recorded on 3/27/2023 with the Cook County Recorder in Book N/A, Page N/A, and/or Instrument Number 2308633395.

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

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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**

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-Sep-2023
		COUNTY: 22.50
		ILLINOIS: 45.00
		TOTAL: 67.50
29-30-218-043-0000	20230901627826	1-232-348-112

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The said Grantor has caused this deed to be executed on July 26, 2023.

WELLS FARGO USA HOLDINGS, INC., by Wells Fargo Bank, N.A. as Its Attorney-in-Fact

By: *nohe*

Name: MARK JOHN HANSEN  
Vice President Loan Documentation

Its: \_\_\_\_\_

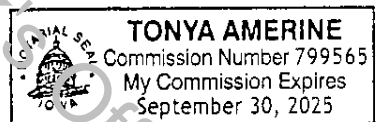
Date: 7/26/23

State of Iowa

County Dallas

On this 26 day of July, A.D., 2023, before me, a Notary Public in and for said county, personally appeared Mark John Hansen, 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) Mark John Hansen acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

*Tonya Amerine* (Signature) (Stamp or Seal)  
Notary Public



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

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 18 | 2023

SIGNATURE: *[Signature]*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

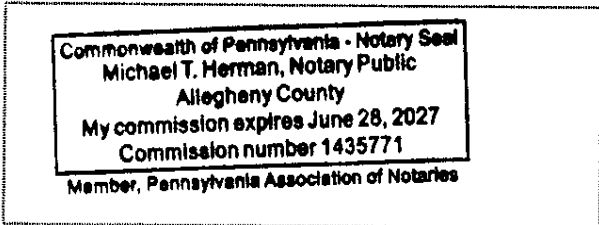
Michael T. Herman

By the said (Name of Grantor): Valette J. Clark

On this date of: 9 | 18 | 2023

NOTARY SIGNATURE: Michael T. Herman

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 18 | 2023

SIGNATURE: *[Signature]*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

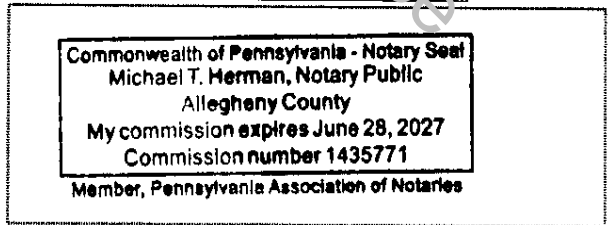
Michael T. Herman

By the said (Name of Grantee): Valette J. Clark

On this date of: 9 | 18 | 2023

NOTARY SIGNATURE: Michael T. Herman

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**