

UNOFFICIAL COPY



2331710014D

Doc# 2331710014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/13/2023 10:35 AM PG: 1 OF 3

Return to:
Boston National Title
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

SPECIAL WARRANTY DEED
(Illinois)

THIS INDENTURE, made between **Wells Fargo Bank, NA**, a National Association organized under the laws of the United States, and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Romero's Construction Service Inc.**, whose tax mailing address is **4948 W Crystal St., Chicago, IL 60651**, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$116,599.00 (One Hundred Sixteen Thousand Five Hundred Ninety Nine 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:

The following described real estate situated in the County of Cook, in the State of Illinois to wit: Lot 31 in Block 13 in the subdivision of the South 1/2 of Section 10, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel No.: **16-10-408-015-0000**

Property Address is: **4342 W Maypole Ave., Chicago, IL 60624**

For title reference see prior Deed dated **06/22/2023** and recorded on **07/06/2023** with the **Cook County Clerk** in Book N/A, Page N/A and/or Instrument Number **2318755098**.

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.

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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.

The said Grantor has caused this deed to be executed on October 31, 2023.

REAL ESTATE TRANSFER TAX	13-Nov-2023
CHICAGO:	877.50
CTA:	351.00
TOTAL	1,228.50 *



16-10-408-015-0000 | 20231101670927 | 1-662-048-720

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

Wells Fargo Bank, NA

By: *Kenneth L. Kiger*

Name: _____

Its: KENNETH L. KIGER
Vice President Loan Documentation

Date: OCT 31 2023

REAL ESTATE TRANSFER TAX	13-Nov-2023
COUNTY:	58.50
ILLINOIS:	117.00
TOTAL:	175.50



16-10-408-015-0000 | 20231101670927 | 1-602-811-856

State of Iowa

County Dallas

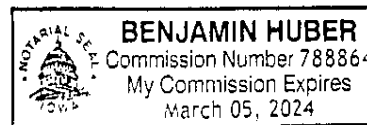
On this 31st day of October, A.D., 2023, before me, a Notary Public in and for said county, personally appeared Kenneth L. Kiger, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **Wells Fargo Bank, NA**, by authority of its board of (directors or trustees) and the said(officer's name) Kenneth L. Kiger acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Kenneth L. Kiger

Notary Public

(Signature)

(Stamp or Seal)



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Tax Bill to: Romero's construction service, Inc, 4948 W Crystal St, Chicago, IL 60651

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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