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\*2410110005\*



Doc# 2410110005 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/10/2024 12:24 PM

PAGE: 1 OF 5

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(SPACE ABOVE FOR RECORDER'S USE)

Property of Cook County Clerk's Office

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

## SPECIAL WARRANTY DEED (Illinois)

THIS INSTRUMENT, made between WELLS FARGO BANK, N.A., 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 OKETO ENTERPRISE LLC, in fee simple, whose tax mailing address is 9400 S Oketo, Bridgeview, IL 60455, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Seventy-Seven Thousand, Five Hundred and 00/100 Dollars (\$77,500.00) 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 225 in Winona Terrace Subdivision, being a subdivision in Section 14, Township 36 North, Range 14 East of the third principal meridian lying North of the little Calumet River and South of the Right of Way of the Pittsburgh, Chicago and St. Louis Railroad, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 29, 1957 as Document No. 1771538, in Cook County, Illinois.

Parcel No.: 29-14-217-028-0000

Property Address is: 15706 AVALON Avenue, South Holland, IL 60473-0000

For title reference see prior Deed dated March 7, 2023 and recorded on May 3, 2023 with the Cook County Recorder in Book N/A, Page N/A, and/or Instrument Number 2312315019.

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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**

#### REAL ESTATE TRANSFER TAX

10-Apr-2024

		COUNTY:	38.75
		ILLINOIS:	77.50
		TOTAL:	116.25
29-14-217-028-0000		20240401669022   1-277-554-224	

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The said Grantor has caused this deed to be executed on March 25, 2024.

WELLS FARGO BANK, N.A.

By: [Signature]

Name: \_\_\_\_\_

Its: KENNETH L. KIGER  
Vice President Loan Documentation

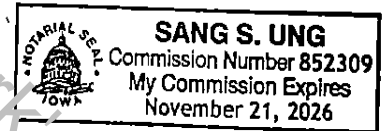
Date: MAR 25 2024

State of Iowa

County Dallas

On this 25 day of March, A.D., 2024, 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, N.A., 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.

[Signature] (Signature) (Stamp or Seal)  
Notary Public



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

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Wells Fargo Bank**  
Telephone No.: **(515)-398-2095**  
Attorney or Agent: **Orange County Lender Services**  
Telephone No.: **(412)-788-2923**  
Property Address: **15706 Avalon Ave.**  
**South Holland, IL 60473**  
Property Index Number (PIN): **29-14-217-028-0000**  
Date of Issuance: **4/2/2024**

State of Illinois )  
County of Cook )  
This instrument was acknowledged before  
me on April 2nd, 2024 by  
Cecilia E Acosta

Cecilia E Acosta  
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND  
By: Michele Udely  
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.