

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Corporation to Individual)

(Illinois)

THIS AGREEMENT, made this 1st day of June, 2006, between HSBC MORTGAGE SERVICES, INC., a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED 06/14/06 & KNOWN AS TRUST #8002346754

*181 W Madison ST Chicago, IL 60602.*  
Suite 1700 (Name and Address of Grantee)

as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 58 IN SPINNEY AND FLAVIN'S SUBDIVISION OF BLOCK 40 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the GRANTOR, 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 GRANTEE(S), its heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: 25-16-404-036-0000

Address of the Real Estate: 10752 S. PERRY AVENUE, CHICAGO, IL 60628

Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through, and under it but not further otherwise.



Doc#: 0619540096 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/14/2006 10:55 AM Pg: 1 of 3

BOX 15

TROR # 585677

(P)


*ML*

# UNOFFICIAL COPY

STATE OF Colorado )  
COUNTY OF Jefferson )

CITY TAX

CITY OF CHICAGO



JUL. 11.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

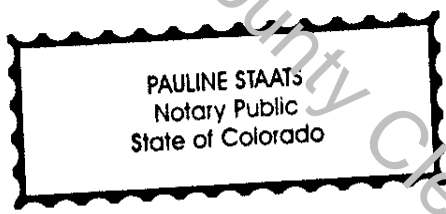
# 0000000531

REAL ESTATE TRANSFER TAX
0059250
FP 102803

I, \_\_\_\_\_ a Notary Public in, and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Aviva J. Busk, personally known to me to be the VP HSBC MORTGAGE SERVICES, INC., a \_\_\_\_\_ corporation, and Cdeta Napotayes, personally known to me to be the Clerk of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such VP and Clerk, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1<sup>st</sup> day of June, 2006.

Pauline Staats  
Notary Public  
Commission Expires 8508




MAIL TO:  
Michael Zelmar  
500 Skokie Blvd #350  
Nardinbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:  
ELB CAPITAL LLC  
P.O. Box 2277  
Glenview, IL 60026

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUL. 11.06


# 000034713

REAL ESTATE TRANSFER TAX
00039.50
FP326707

REVENUE STAMP

STATE TAX

STATE OF ILLINOIS



JUL. 11.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000034830

REAL ESTATE TRANSFER TAX
00079.00
FP 102809

# UNOFFICIAL COPY

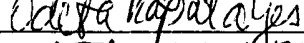
The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply.

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_, and attested by its \_\_\_\_\_, the day and year first above written.

HSBC MORTGAGE SERVICES, INC.

By   
Aviva J. Buda, Vice President

Attest:   
ODEYA KAPATAYES, CLERK

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.