

UNOFFICIAL COPY

JOINT TENANCY
SPECIAL WARRANTY DEED



Mail to:

Luke E. Van Ryn
32 S. Kerwood
Palatine, IL 60067

Doc#: 0702435363 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2007 01:29 PM Pg: 1 of 4

Send subsequent tax bills to:

Luke E. Van Ryn
32 S. Kerwood
Palatine, IL 60067

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID
THIS INDENTURE, made this 1st day of December, 2006, between
**HSBC MORTGAGE SERVICES, INC., ASSIGNEE OF MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., ITS SUCCESSORS OR ASSIGNS,** a
corporation created and existing under and by virtue of the laws of
the United States of America and duly authorized to transact
business in the State of ILLINOIS, party of the first part, and
LUKE VAN RYN AND DAWN LILLY, ~~married to each other~~, party
of the second part*. ^{E.} ~~not as tenants in common but as joint tenants~~ WITNESSETH, that the party of the first part,
for and in consideration of the sum of \$10.00 (Ten dollars and
no/100s) in hand paid by the party of the second part, the receipt
whereof is hereby acknowledged, and pursuant to authority of the
Board of Directors of said corporation, by these presents does
REMISE, RELEASE, LIEN AND CONVEY unto the party of the second part,
and to their heirs and assigns, FOREVER, by, through and under
Grantor only, but not otherwise, all the following described real
estate, situated in the County of **COOK** and the State of Illinois
known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

** a singular to 32 S. Kerwood
Palatine, IL 60067

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY
OTHER MATTERS OF RECORD.

Fac # 1550340
1 of 3

Together with all hereditaments and appurtenances thereunder
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 hereditament 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.


P.I.N. (S): 02-23-102-019-0000

ADDRESS(ES): 32 SOUTH KERWOOD STREET, PALATINE, IL 60067

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Property of Cook County Clerk's Office

STATE OF ILLINOIS


STATE TAX  JAN. 23.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037830

REAL ESTATE TRANSFER TAX
0031150
FP 103027

COOK COUNTY

COUNTY TAX  JAN. 23.07

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000038029

REAL ESTATE TRANSFER TAX
0015575
FP 103028

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Assistant Vice President, (Name) Maria I. Ortega, and attested to by its (Office) Assistant Secretary (Name) Pascual L. Castillo, the day and year first above written. Asst. Secretary

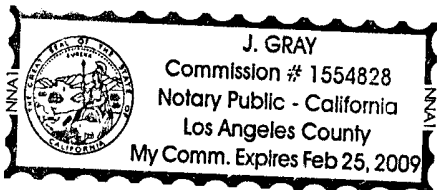
HSBC MORTGAGE SERVICES, INC., ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ITS SUCCESSORS OR ASSIGNS

By: [Signature] Attest: [Signature]
Maria I. Ortega **Pascual L. Castillo**
Asst. Vice President **Asst. Secretary**

State of California)
) SS.
County of Los Angeles)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maria I. Ortega, personally known to me to be a Asst. Vice President of **HSBC MORTGAGE SERVICES, INC., ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ITS SUCCESSORS OR ASSIGNS** and Pascual L. Castillo, personally known to me to be a Asst. Secretary 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their 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 1st day of December, 2006.



[Signature]
Notary Public

My commission expires on February 25, 2009.

This instrument was prepared by Russell C. Wirbicki, 27 E. Monroe Street, Suite 1100, Chicago, IL 60603.

*(Strike the paragraphs that do not apply:)

1. ~~As TENANTS IN COMMON,~~
2. Not as TENANTS IN COMMON but as JOINT TENANTS,
3. ~~Not as JOINT TENANTS, not as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY.~~

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LEGAL DESCRIPTION

LOT 21 IN BLOCK 2 IN PRAIRIE VIEW ADDITION TO PALATINE, BEING A SUBDIVISION OF THAT PART OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILWAY (EXCEPT THE WEST 7 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 02-23-102-019-0000

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