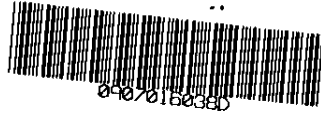


UNOFFICIAL COPY



0907016038D

Doc#: 0907016038 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/11/2009 11:24 AM Pg: 1 of 5

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

5015

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Mail to:

LAURO FERRONI
3920 N. SHERIDAN #309
CHICAGO, IL 60613

Send subsequent tax bills to:

LAURO FERRONI
3920 N. SHERIDAN #309
CHICAGO, IL 60613

City of Chicago

Dept. of Revenue

573858

03/04/2009 12:02 Batch 06251 47



Real Estate

Transfer Stamp

\$3,349.50

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 28th day of January, 2009, between **HSBC BANK USA NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES ISSUED BY DEUTSCHE ALT-A SECURITIES, MORTGAGE LOAN TRUST, SERIES 2007-AR1**, 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 **LAURO FERRONI**, an un married person, individually, party of the second part. 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:

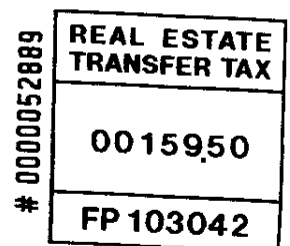
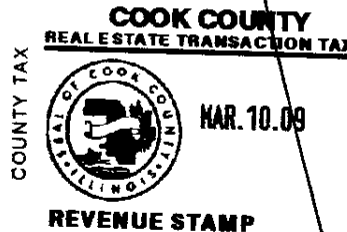
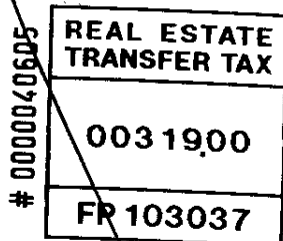
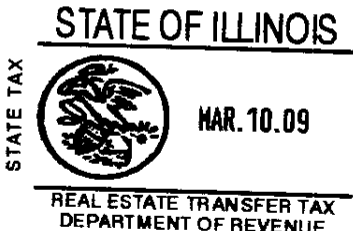
SEE ATTACHED LEGAL DESCRIPTION

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

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): 14-20-205-030-1009 and 14-20-205-030-1060

ADDRESS(ES): 3920 NORTH SHERIDAN ROAD UNIT 309, CHICAGO, IL 60613



UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Assistant Secretary, (Name) Scott E. Donaldson, and attested to by its (Office) Closing Officer, (Name) Monja Steimer, the day and year first above written.

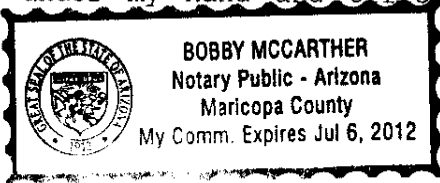
BY: HSBC BANK USA NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES ISSUED BY DEUTSCHE ALT-A SECURITIES, MORTGAGE LOAN TRUST, SERIES 2007-AR1 BY COUNTRYWIDE HOME LOANS INC. AS ATTORNEY-IN-FACT UNDER ~~A POWER OF ATTORNEY~~:

By: Scott E. Donaldson Attest: Monja Steimer
(Signature of Scott E. Donaldson) *(Signature of Monja Steimer)*

State of Arizona)
) SS.
County of Maricopa)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott E. Donaldson, personally known to me to be a Assistant Secretary of Countrywide Home Loans, Inc. and Monja Steimer, personally known to me to be a Closing Officer of said company, 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 company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of January, 2009.



(Signature of Bobby McCarther)
Notary Public

My commission expires on July 6, 2012.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNITS 309 AND P-27 IN LAKEVIEW STATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3 AND 4 IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 4/9/1900 AS DOCUMENT 294556 IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM: COMMERCIAL UNIT C-1 THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 11.85 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1, 2, 3 AND 4, TAKEN AS A SINGLE TRACT, IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1900 AS DOCUMENT 294556, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 4 AND THE INTERSECTION OF THE SOUTH LINE OF WEST DAKIN STREET WITH THE WEST LINE OF NORTH SHERIDAN ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 51.43 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 50 MINUTES 51 SECONDS MEASURED COUNTER-CLOCKWISE, NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.99 FEET TO A POINT ON THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 3920 NORTH SHERIDAN ROAD IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCE; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE SOUTH, A DISTANCE OF 25.45 FEET; NORTH, A DISTANCE OF 46.55 FEET; EAST, A DISTANCE OF 31.44 FEET; NORTH, A DISTANCE OF 1.66 FEET; EAST, A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING. ALSO COMMERCIAL UNIT-2 THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 11.85 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.06 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1, 2, 3 AND 4, TAKEN AS A SINGLE TRACT, IN THOMAS S. WALKER'S SUBDIVISION OF PART OF BLOCK 3 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1900 AS DOCUMENT 294556, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 4 AND THE INTERSECTION OF THE SOUTH LINE OF WEST DAKIN STREET WITH THE WEST LINE OF NORTH SHERIDAN ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 37.50 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 50 MINUTES 51 SECONDS MEASURED COUNTER-CLOCKWISE, NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.99 FEET TO A POINT ON THE EXTERIOR FACE OF A

UNOFFICIAL COPY

FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 3920 NORTH SHERIDAN ROAD IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.00 FEET TO THE POINT ON THE VERTICAL LINE OF THE INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE; CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 57.09 FEET; SOUTH, A DISTANCE OF 7.21 FEET; WEST, A DISTANCE OF 38.81 FEET; NORTH, A DISTANCE OF 34.56 FEET; EAST, A DISTANCE OF 3.03 FEET; NORTH, A DISTANCE OF 4.98 FEET; EAST, A DISTANCE OF 88.33 FEET; SOUTHEAST ALONG A LINE MAKING AN ANGLE OF 134 DEGREES 09 MINUTES 09 SECONDS MEASURED COUNTER-CLOCKWISE, NORTHWEST TO SOUTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 28.05 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT NUMBER 0617939031, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 14-20-205-030-1009 and 14-20-205-030-1060

ADDRESS(ES): 3920 NORTH SHERIDAN ROAD UNIT 309, CHICAGO, IL 60613



* W L G 1 0 8 9 7 7 W L G *