



Doc#: 0935541029 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/21/2009 10:07 AM Pg: 1 of 4

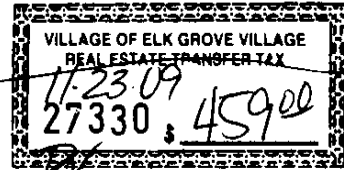
**SPECIAL WARRANTY DEED**  
(Bank to Individual)  
(Illinois)

THIS AGREEMENT, made this 2 day of November, 2009, between **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DALT2007-AR1**, 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 **NICHOLAS CHAPAS AND KAREN CHAPAS** of 1669 Nebraska Drive, Elk Grove Village, Illinois 60007  
(Address of Grantee)

CTI WSAH125781 AST AH  
1 of 1  
29056366

party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration 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 Bank, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:

res Joint Tenants and not as Tenants in Common  
PLEASE SEE ATTACHED LEGAL DESCRIPTION.



Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the part of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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 incumbered 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: 07-36-210-008-0000

Address of the Real Estate: 975 GRISSOM DRIVE, ELK GROVE VILLAGE, IL 60007

**BOX 333-CTP**

4  
J

# UNOFFICIAL COPY

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

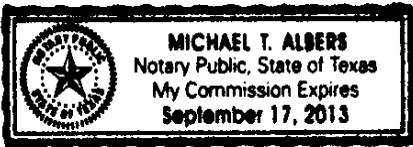
Ronald J. Nelson  
750 W. Northwest Highway  
Arlington Heights, IL 60004

Nicholas Chapas  
1669 Nebraska Drive  
Elk Grove Village, IL 60007

STATE OF TEXAS )  
 ) ss.  
COUNTY OF TRAVIS )

I, Michael T. Albers, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Terri Hunter, personally known to me to be the Director of **ONEWEST BANK, F.S.B., AS ATTORNEY-IN-FACT FOR HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DALT2007-AR1**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Director, signed and delivered the said instrument and caused the corporate seal of said Bank to be affixed thereto, pursuant to authority, given by the Board of Directors of said Bank as their free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of November, 2009.



[Signature]

Notary Public

Commission Expires 9/17/13

STATE OF ILLINOIS



DEC. 16. 09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000058632

REAL ESTATE  
TRANSFER TAX

0015300

FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



DEC. 16. 09

REVENUE STAMP

# 0000058728

REAL ESTATE  
TRANSFER TAX

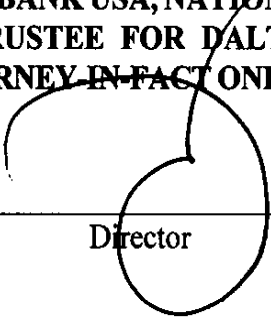
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FP 103034

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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 Director, the day and year first above written.

**HSBC BANK USA, NATIONAL ASSOCIATION  
AS TRUSTEE FOR DALT2007-AR1, BY ITS  
ATTORNEY-IN-FACT ONEWEST BANK, F.S.B.**

By \_\_\_\_\_  
Director  Terri Hunter  
Vice President  
HLS-REO

This instrument was prepared by Boiko & Osimani, P.C., Attorneys at Law, 3447 N. Lincoln Ave., Chicago, Illinois 60657.

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## CHICAGO TITLE INSURANCE COMPANY

**ORDER NUMBER:** 1401 WSA125781 NA  
**STREET ADDRESS:** 975 GRISSOM DRIVE  
**CITY:** ELK GROVE VILLAGE      **COUNTY:** COOK  
**TAX NUMBER:** 07-36-210-008-0000

**LEGAL DESCRIPTION:**

LOT 4961 IN ELK GROVE VILLAGE, SECTION 17, BEING A SUBDIVISION IN SECTION 25 AND SECTION 36, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ELK GROVE VILLAGE, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON NOVEMBER 14, 1969 AS DOCUMENT NUMBER 21013188, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office