

# UNOFFICIAL COPY



1012426000

Doc#: 1012426000 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/04/2010 08:35 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

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### COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

After Recording

Mail To:

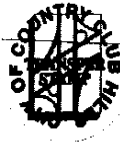
Forum Title Insurance Company  
33 W. Monroe Street; Suite 1150  
Chicago, IL 60603  
312-924-7355

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## SPECIAL WARRANTY DEED

### Mail to:

Bill Ralph  
10540 S Western Ave #405  
Chicago, IL. 60643



NO. 10-005  
\$ 340.00  
REAL ESTATE  
TRANSFER TAX

### Grantees Address and

### Send subsequent

### tax bills to:

LVN Properties, LLC  
10711 W First Court  
Mokena, IL. 60448

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 24<sup>th</sup> day of March, 2010, between **HSBC BANK USA**, 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 **LVN PROPERTIES, LLC**, an Illinois Limited Liability Corporation, 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 GRANT, SELL, CONVEY AND WARRANT 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): 28-34-213-007-0000

ADDRESS(ES): 4255 WEST 179TH STREET, COUNTRY CLUB HILLS, IL 60478

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

BY: **HSBC BANK USA**

By: \_\_\_\_\_

Attest: \_\_\_\_\_

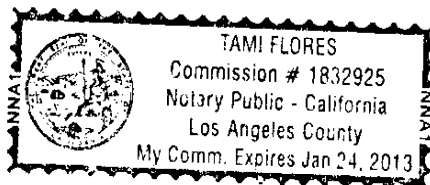
Yanet Ramirez  
Asst. Secretary

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

On 3-24-2010 before me, Tami Flores, personally  
appeared Maria I. Ortega and  
Yanet Ramirez, who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by this/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the  
persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of  
California that the foregoing paragraph is true and correct.

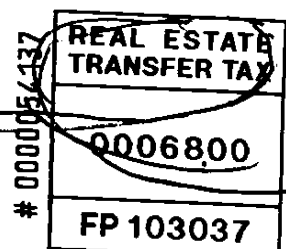
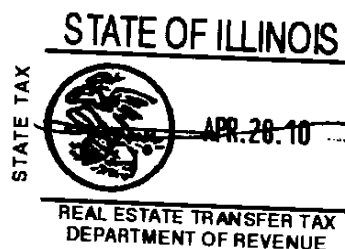
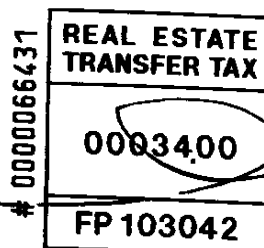
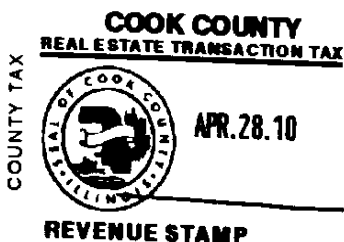
WITNESS my hand and official seal.



Notary Public

My commission expires on 1-24, 2013.

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



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## LEGAL DESCRIPTION

LOT 57 IN J.E. MERION'S COUNTY CLUB HILLS UNIT NUMBER 12, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 28-34-213-007-0000

ADDRESS(ES): 4255 WEST 179TH STREET, COUNTRY CLUB HILLS, IL 60478

Property of Cook County Clerk's Office