

WARRANTY DEED  
Statutory (Illinois)  
(Individual to Corporation)

MAIL TO:  
Freedman Anselmo Lindberg LLC  
1807 W. Diehl Road, Suite 333  
Naperville, IL 60563-1890



Doc#: 1101949012 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/19/2011 08:44 AM Pg: 1 of 2

PREMIER TITLE

THE GRANTOR(S):  
Kristina Mitchell, divorced and not since re-married, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE,  
HSBC Mortgage Services, Inc.

a corporation organized and existing under and by virtue of the laws of the State of FL having its principal office at the following address: 636 Grand Regency Blvd., Brandon, Florida 33510, the following described Real Estate situated in COOK County and State of Illinois, to wit:

Permanent Real Estate Index Number(s): 28-26-120-044-0000  
Address(es) of Real Estate: 16905 Glen Oaks Drive, Country Club Hills, Illinois 60478

LOT 3 IN J.E. MERRION'S SECOND NOB HILL ADDITION TO COUNTRY CLUB HILLS, A RESUBDIVISION OF CERTAIN LOTS AND VACANT STREET IN J.E. MERRION'S COUNTRY CLUB HILLS 6TH ADDITION AND OF LOT B IN J.E. MERRION'S NOB HILL ADDITION TO COUNTRY CLUB HILLS. ALL IN THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

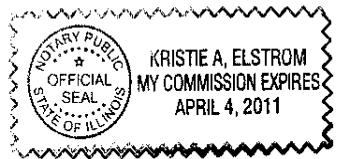
SUBJECT TO:  
This is not homestead property.  
This is a deed in lieu of foreclosure transaction between the Grantor and Grantee.

SKH 1/5/11  
CITY OF COUNTRY CLUB HILLS  
EXEMPT  
REAL ESTATE TRANSFER TAX

DATED this 15 day of December, 2010

Kristina Mitchell  
Kristina Mitchell

Kristina Mitchell, divorced and not since re-married, hereby appeared before me and acknowledges this instrument as her free and voluntary act this 15 day of December, 2010.  
Kristie A. Elstrom Notary Public  
My commission expires 4/4/11



STATE OF ILLINOIS )  
COUNTY OF COOK )

Prepared By:  
Steven C. Lindberg  
1807 W. Diehl Road, Suite 333  
Naperville, Illinois 60563-1890

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph L Section 4,  
Real Estate Transfer Act

Date: 12/16/10

Signature: [Signature]

Send subsequent tax bills to:

HSBC Mortgage Services, Inc.  
636 Grand Regency Blvd.  
Brandon, Florida 33510

PREMIER TITLE  
350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

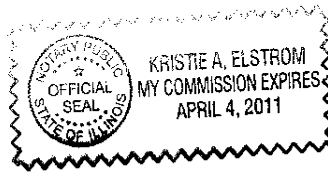
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 15, 2010

Signature: *Kristina Mitchell*  
Grantor or Agent

\* Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 15<sup>th</sup> day of December, 2010  
Notary Public *Kristina Mitchell*



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date Dec 16, 2010

Signature: *Kristina Mitchell*  
Grantee or Agent

Subscribed and sworn to before me

By the said *Kristina Mitchell*  
This 16 day of Dec, 2010  
Notary Public *Michelle Q. Collins*



Property of Cook County Clerk's Office