

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)



Doc#: 1106731023 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/08/2011 11:02 AM Pg: 1 of 4

MAIL TO:

Jeffrey A. Jones
Jones and Jones
1389 E. Gartner Road
Naperville, IL 60540

NAME & ADDRESS OF TAXPAYER:

Edith Nivose
13768 S. Leyden Avenue
Chicago, IL 60827

PREMIER TITLE

THE GRANTOR: HSBC Mortgage Services Inc., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remit, Release, Alien and Convey to Edith Nivose, 2010 Lee Street, Evanston IL 60202, party of the second part, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Together with all and singular the hereditament, 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, or 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, his/her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her 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, subject to:

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 25-34-311-015-0000
Property Address: 13768 S. Leyden Avenue, Chicago, IL 60827

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 the presents by its X AV President, and attested by its X Assist Secretary, this 20 day of February, 2011.

IMPRESS
CORPORATE
SEAL HERE

Name of Corporation: HSBC Mortgage Services Inc.

Dana M. Sacks
Asst. Vice President

By X [Signature] (SEAL)
President

ATTEST: X [Signature] (SEAL)
Secretary **Monica Ramirez**
Asst. Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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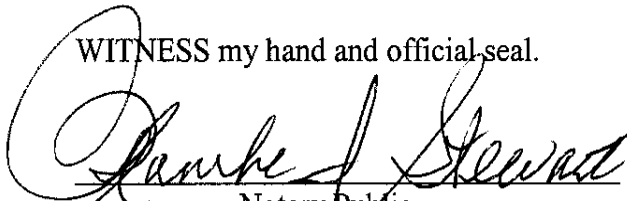
ACKNOWLEDGMENT

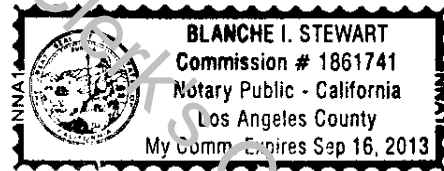
State of California)
 County of Los Angeles)


On February 3, 2011, before me, Blanche I. Stewart, a Notary Public personally appeared Dana M. Sacks, 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 his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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



REAL ESTATE TRANSFER	03/04/2011
	CHICAGO: \$120.00
	CTA: \$48.00
	TOTAL: \$168.00
25-34-311-015-0000 20110201600023 32JU23	

REAL ESTATE TRANSFER	03/04/2011
	COOK \$8.00
	ILLINOIS: \$16.00
	TOTAL: \$24.00
25-34-311-015-0000 20110201600023 VVCNDM	

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STATE OF _____)
)SS
County of _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **X** _____ personally known to me to be the **X** _____ President of HSBC Mortgage Services Inc., and **X** _____ personally known to me to be the **X** _____ 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 severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 20 ____

X _____
Notary Public

My commission expires on **X** _____, 20 ____



COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC
1807 W. Diehl Road, #333
Naperville, IL 60563-1890

_____ Buyer, Seller or Representative

Property Address: 13768 S. Leyden Avenue, Chicago, IL 60827

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE593B

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TO

FROM

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WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

||

PREMIER TITLE
350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 266-7100

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THE NORTHWESTERLY 70 FEET OF LOT 1 IN SCHROEDER'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office