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Mail To:

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



Doc#: 1107040010 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/11/2011 09:38 AM Pg: 1 of 4

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SPECIAL WARRANTY DEED

COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

P.I.N. (S) : 13-15-320-022-0000

S Y
P 4
S N
SC Y
INT 1

UNOFFICIAL COPY**SPECIAL WARRANTY DEED****Mail to:**

Nick Ftikas
 Law Office of Sam Banks
 221 N. LaSalle #3800
 Chicago, IL. 60601

Grantees Address and**Send subsequent****tax bills to:**

Trinity Investments Inc.
 1719 S Mannheim Rd.
 Des Plaines, IL 60018

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE made this 4th day of January, 2010, between **HSBC MORTGAGE SERVICES INC.**, 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 **TRINITY INVESTMENTS INC.**, an Illinois 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): 13-15-320-022-0000

ADDRESS(ES): 4055 NORTH KENNETH AVENUE, CHICAGO, IL 60641

REAL ESTATE TRANSFER

02/28/2011



CHICAGO:	\$900.00
CTA:	\$360.00
TOTAL:	\$1,260.00

REAL ESTATE TRANSFER

03/01/2011



COOK	\$60.00
ILLINOIS:	\$120.00
TOTAL:	\$180.00

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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) _____, and attested to by its (Office) _____, (Name) _____, the day and year first above written.

BY: HSBC MORTGAGE SERVICES INC

By: *Dana M. Sacks* Attest: *Monica Ramirez*
Dana M. Sacks Monica Ramirez
Asst. Vice President Asst. Secretary

State of California)
County of Los Angeles) SS.

On 1-4-2011 before me, Blanche I Stewart, personally appeared *Dana M Sacks* and _____, 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 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.



Blanche I Stewart
Notary Public

My commission expires on _____, 20____.

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

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LEGAL DESCRIPTION

LOT 2 AND THE NORTH 8 1/3 FEET OF LOT 3 IN BLOCK 6 IN J. BAXTER'S SUBDIVISION OF IRVING PARK, BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE EAST END OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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