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Doc#: 1107040020 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/11/2011 10:11 AM Pg: 1 of 5

After Recording
Mail To:

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

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

P.I.N. (S) : 20-15-316-031-1003

S Y
P 5
S N
SC V
INT AP

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SPECIAL WARRANTY DEED

Mail to:

Anthony P. Montegna
4211 W. Irving Park Rd.
Chicago, IL. 60641

Grantees Address and
Send subsequent
tax bills to:

GCD Properties LLC
796 W Bartlett Rd
Bartlett, IL 60103

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE made this 4th day of January, 2011, between **HSBC MORTGAGE CORPORATION (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 **GCD PROPERTIES LLC**, an Illinois Limited Liability Company, 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): 20-15-316-031-1003

ADDRESS(ES): 6123 PRAIRIE AVENUE, UNIT 2, CHICAGO, IL 60637

REAL ESTATE TRANSFER 02/18/2011



CHICAGO:	\$67.50
CTA:	\$27.00
TOTAL:	\$94.50

REAL ESTATE TRANSFER 02/25/2011



COOK	\$4.50
ILLINOIS:	\$9.00
TOTAL:	\$13.50

20-15-316-031-1003 | 20110101600371 | UXGKZ7

20-15-316-031-1003 | 20110101600371 | MPY9AC

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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 CORPORATION (USA)

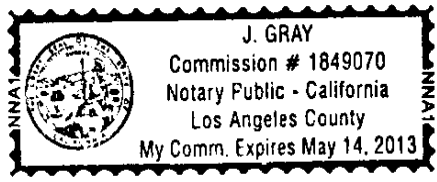
By: *Dana M. Sacks* Attest: *J*
Dana M. Sacks
Asst. Vice President **Jeanne Hanifin**
Asst. Secretary

State of California)
County of Los Angeles) SS.

On 1/4/2011 before me, J. Gray, personally appeared Dana M Sacks and Jeanne Hanifin, 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), of 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.



J. Gray
Notary Public

My commission expires on May 14, 2013.

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

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

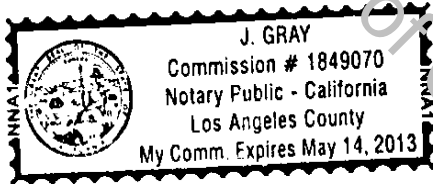
On January 4, 2011 before me, J. Gray
Date Here Insert Name and Title of the Officer

personally appeared Dana m Sacks
Name(s) of Signer(s)

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.



Place Notary Seal Above

Signature J. Gray
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Affidavit of Title

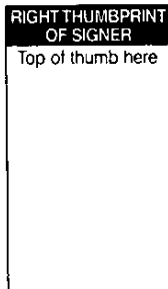
Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

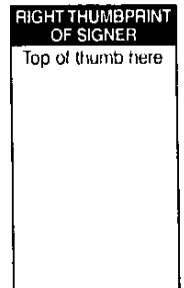
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

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LEGAL DESCRIPTION

PARCEL 1: UNIT 6123-2 IN 6123-25 SOUTH PRAIRIE CONDOMINIUM AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 29 IN SNOW AND DICKENSON'S SUBDIVISION OF LOTS 5 AND 9 IN SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2008 AS DOCUMENT NUMBER 0802815083, AS MAY BE AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT (LCE), AS SET FORTH AND DELINEATED ON THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0802815083, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 20-15-316-031-1003

ADDRESS(ES): 6123 PRAIRIE AVENUE, UNIT 2, CHICAGO, IL 60637

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