

202

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



11105041320

**Mail to:**

Antonio Hernandez  
5638 S Washtenaw  
Chicago, IL 60629

Doc#: 1110504132 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/15/2011 02:01 PM Pg: 1 of 4

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

Antonio Hernandez  
5638 S Washtenaw  
Chicago, IL 60629

**CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID**

THIS INDENTURE made this 23<sup>rd</sup> day of February, 2011, between **BENEFICIAL FINANCIAL I INC, SUCCESSOR BY MERGER BENEFICIAL ILLINOIS, INC., DBA BENEFICIAL MORTGAGE COMPANY OF ILLINOIS**, 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 **ANTONIO HERNANDEZ**, a married man, and **MAURISIO HERNANDEZ**, an unmarried man, 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 reversion, 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): 19-13-405-016-0000

ADDRESS(ES): 5935 SOUTH MAPLEWOOD, CHICAGO, IL 60629

**REAL ESTATE TRANSFER**

04/05/2011



**CHICAGO:** \$300.00  
**CTA:** \$120.00  
**TOTAL:** \$420.00

**REAL ESTATE TRANSFER**

04/11/2011



**COOK** \$20.00  
**ILLINOIS:** \$40.00  
**TOTAL:** \$60.00

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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) Dana M. Sacks, and attested to by its  
(Office) Asst. Vice President, (Name) Jeanne Hanifin, the day  
and year first above written. Asst. Secretary

BY: **BENEFICIAL FINANCIAL I INC, SUCCESSOR BY MERGER BENEFICIAL ILLINOIS INC., DBA BENEFICIAL MORTGAGE COMPANY OF ILLINOIS**

By: *[Signature]* Attest: *[Signature]*  
**Dana M. Sacks** **Jeanne Hanifin**  
**Asst. Vice President** **Asst. Secretary**

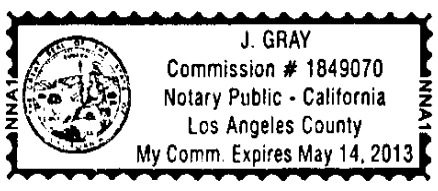
State of California )  
) SS.  
County of Los Angeles )

On 2/23/2011 before me, J. Gray, 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 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.



*[Signature]*  
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 Feb. 23, 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.

Signature [Handwritten Signature]  
Signature of Notary Public



Place Notary Seal Above

### 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

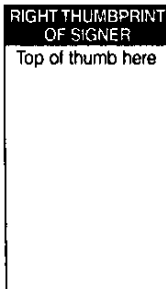
Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

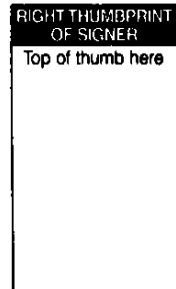
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



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

LOT 17 IN BLOCK 11 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 19-13-405-016-0000

ADDRESS(ES): 5935 SOUTH MAPLEWOOD, CHICAGO, IL 60629

Property of Cook County Clerk's Office