

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

Doc#: 1110941077 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/19/2011 02:36 PM Pg: 1 of 3

Mail to:

J. Jesus Torres
3201 S Springfield
Chicago, IL 60623

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

J. Jesus Torres
3201 S Springfield
Chicago, IL 60623

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE made this 11th day of March, 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 **J. JESUS TORRES and MARIA E. TORRES**, married to each other, Not as TENANTS IN COMMON but as JOINT TENANTS, 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): 16-26-325-035-0000
ADDRESS(ES): 3028 SOUTH SPRINGFIELD AVENUE, CHICAGO, IL 60623

REAL ESTATE TRANSFER

04/05/2011



CHICAGO: \$367.50
CTA: \$147.00
TOTAL: \$514.50

16-26-325-035-0000 | 20110301600654 | TVRC6B

REAL ESTATE TRANSFER

04/14/2011



COOK \$24.50
ILLINOIS: \$49.00
TOTAL: \$73.50

16-26-325-035-0000 | 20110301600654 | 0UJY81

S Y
P 3
S N
SC V
INT 09

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) _____, (Name) Maria I. Ortega, and attested to by its (Office) Asst. Vice President, (Name) Jeanne Hanifin, the day and year first above written. Asst. Secretary

BY: **HSBC MORTGAGE CORPORATION (USA)**

By: [Signature] Attest: [Signature]
Maria I. Ortega **Jeanne Hanifin**
Asst. Vice President **Asst. Secretary**

State of California)
County of Los Angeles) SS.

On 3/1/12 before me, K Chavez, personally appeared Maria I. Ortega and Asst. Vice President, 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 _____, 20____.

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

*(Strike the paragraphs that do not apply)

- ~~1. As TENANTS IN COMMON;~~
- 2. Not as TENANTS IN COMMON but as JOINT TENANTS
- ~~3. Not as JOINT TENANTS, not as TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY~~

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 13 IN BLOCK 14 IN C.F. TAYLOR'S SUBDIVISION OF BLOCKS 11,12,14 AND 15 IN GOODWIN, BALESTIER AND PHILLIP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 16-26-325-035-0000

ADDRESS(ES): 3028 SOUTH SPRINGFIELD AVENUE, CHICAGO, IL 60623

Property of Cook County Clerk's Office