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SPECIAL WARRANTY DEED

Mail to:

Angela Cerbone
4330 N NEVA AVE, UNIT 309
NORRIDGE, ILLINOIS 60706

Grantees Address and
Send subsequent
tax bills to:

Angela Cerbone
4330 N NEVA AVE UNIT 309
NORRIDGE, ILLINOIS 60706



Doc#: 1118644002 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/05/2011 10:00 AM Pg: 1 of 5

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID



THIS INDENTURE, made this 9th day of June, 2011, 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 **ANGELA CERBONE**, 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): 29-01-208-009-0000
ADDRESS(ES): 13933 SOUTH HOXIE AVENUE, BURNHAM, IL 60633

| | |
|---|-------------------|
| REAL ESTATE TRANSFER | 07/01/2011 |
|   | COOK \$17.50 |
| | ILLINOIS: \$35.00 |
| | TOTAL: \$52.50 |

29-01-208-009-0000 | 20110601600560 | OCOKET

VILLAGE OF BURNHAM

REAL ESTATE TRANSFER TAX *TH*

DATE 6-21-11 \$ 175.00

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SCY
INT *12*

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Mary Popoff, (Name) Sandra Camarillo, and attested to by its (Office) _____, (Name) _____, the day and year first above written.

June 9, 2011

BY: **HSBC MORTGAGE SERVICES, INC**

By: [Signature] **Mary Popoff**
Asst. Secretary

Attest: [Signature]

Sandra Camarillo
Asst. Secretary

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

On _____ before me, _____, personally appeared _____ 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.

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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ACKNOWLEDGMENT

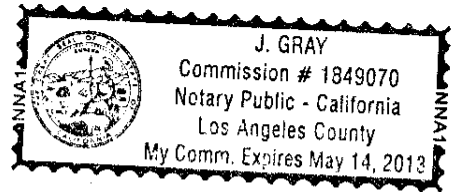
State of California
County of Los Angeles

On June 9, 2011 before me, J Gray
(insert name and title of the officer)

personally appeared Mary Popoff,
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 *J Gray* (Seal)

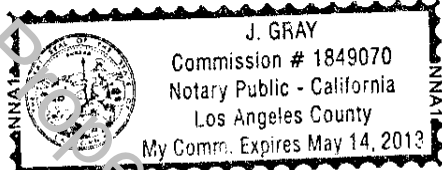
PROVIDENT COOK COUNTY Clerk's Office

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State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 9
day of June, 2011, by Mary Popoff

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in cursive script, appearing to read "J. Gray", written over a horizontal line.

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LEGAL DESCRIPTION

LOT 29 IN BLOCK 2 IN G. FRANK CROISSANT'S RIVERSIDE DRIVE ADDITION, A SUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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