

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)

(Corporation to Individual)

2011.00512 1087

MAIL TO:

Beatrice E. Velez
BEATRICE VELEZ ATTORNEY AT

LAW

1137 W. Taylor #121
Chicago, IL 60607

NAME & ADDRESS OF TAXPAYER:

Wanjetta Studamire
16905 Glen Oaks Drive
Cntry Club Hills IL 60478



1122129030

Doc#: 1122129030 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/09/2011 11:55 AM Pg: 1 of 4

PREMIER TITLE

THE GRANTOR: HSBC Mortgage Services, Inc., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Wanjetta Studamire, 10558 S. Forest Ave., Chicago IL 60628, party of the second part, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Permanent Real Estate Index Number(s): 28-26-120-044-0000

Property Address: 16905 Glen Oaks Drive, Cntry Club Hills, IL 60478

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its X Vice President, and attested by its X Asst Secretary, this 27 day of July, 2011.

Name of Corporation: HSBC Mortgage Services, Inc.

IMPRESS
CORPORATE
SEAL HERE

By X Harold Stewart (SEAL)
vice President

ATTEST: X Kerry L. Chavez (SEAL)
Secretary Asst. Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES



NO. 11-133
\$ 160.00
REAL ESTATE
TRANSFER TAX

REAL ESTATE TRANSFER		08/08/2011
	COOK	\$16.00
	ILLINOIS:	\$32.00
	TOTAL:	\$48.00

28-26-120-044-0000 | 20110601600421 | BJWM4L

SC 4/11
INT 10

UNOFFICIAL COPY

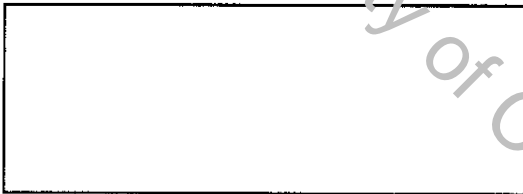
STATE OF _____)
County of _____)SS
_____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **X** _____ personally known to me to be the **X** _____ President of HSBC Mortgage Services, Inc., and **X** _____ personally known to me to be the **X** _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, 20____

X _____
Notary Public

My commission expires on _____, 20____



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT
DATE: _____

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC
1807 W. Diehl Road, #333
Naperville, IL 60563-1890

Buyer, Seller or Representative

Property Address: 16905 Glen Oaks Drive, Cntry Club Hills, IL 60478

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE593B

TO _____ FROM _____

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

UNOFFICIAL COPY

JUL-28-2011 12:49

FROM-Rec Dept

909 397 3992

T-695

P.002/003

F-251

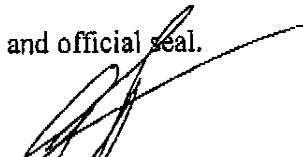
ACKNOWLEDGMENT

State of California)
County of Los Angeles)

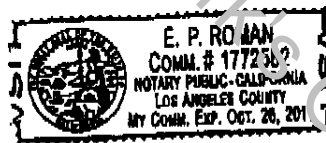
On July 28, 2011, before me, E.P. Roman, a Notary Public, personally appeared Blanche I. Stewart, who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.



Notary Public



UNOFFICIAL COPY

EXHIBIT 'A' Legal Description

File Number: 2011-00512-PT

LOT 3 IN J. E. MERRION'S SECOND NOB HILL ADDITION TO COUNTRY CLUB HILLS, A RESUBDIVISION OF CERTAIN LOTS AND VACATED STREETS IN J. E. MERRION'S COUNTRY CLUB HILLS 6TH ADDITION AND OF LOT "B" IN J. E. MERRION'S NOB HILL ADDITION TO COUNTRY CLUB HILLS, ALL IN THE WEST 3/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 16905 Glen Oaks Drive, Country Club Hills, IL 60478

PERMANENT INDEX NUMBER: 28-26-120-044-0000

Property of Cook County Clerk's Office