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2011-01756-PT
SPECIAL WARRANTY DEED
JOINT TENANCY
Statutory (Illinois)
(Corporation to Individual)



Doc#: 1202510032 Fee: \$46.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2012 12:52 PM Pg: 1 of 4

MAIL TO:

Andrew Robert Fogle
Andrew R. Fogle Attorney @ Law
23202 W. Lochanora Dr.
Lake Zurich, IL 60047

NAME & ADDRESS OF TAXPAYER:

Franklin L. Martin and
Bridget A. Martin
252A Brittany Drive
Streamwood, IL 60107

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 Franklin L. Martin and Bridget A. Martin, 5 Creekside Ct., Streamwood, IL 60107, party of the second part not in Tenancy in Common, but as Joint Tenants, 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, their 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, their 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): 06-27-216-009-1156
Property Address: 252A Brittany Drive, Streamwood, IL 60107

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 3 day of January, 2012.

Name of Corporation: HSBC Mortgage Services, Inc.

IMPRESS
CORPORATE
SEAL HERE

By X Jana Barnes (SEAL)
President

ATTEST: X Rose Marie Garcia (SEAL)
Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

REAL ESTATE TRANSFER		01/24/2012
	COOK	\$37.50
	ILLINOIS:	\$75.00
	TOTAL:	\$112.50

06-27-216-009-1156 | 20120101600068 | UBPWK5

VILLAGE OF STREAMWOOD	
REAL ESTATE TRANSFER TAX	
035884	\$ 235.

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ACKNOWLEDGMENT

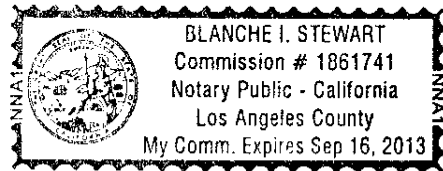
State of California
County of Los Angeles

On January 3, 2012 before me, Blanche I Stewart, Notary Public
(insert name and title of the officer)

personally appeared Irma Barrios,
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 *Blanche I Stewart* (Seal)

PROFESSIONAL CLERK'S OFFICE

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STATE OF)
)SS
County of)

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 **X** _____, 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: 252A Brittany Drive, Streamwood, IL 60107

** 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). RE592B

TO

FROM

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

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

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UNIT 3A, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SUSSEX SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 88319854, AS AMENDED FROM TIME TO TIME, IN PART OF SUSSEX SQUARE UNITS I, II AND III SUBDIVISIONS, BEING SUBDIVISIONS IN PART OF THE SOUTH EAST 1/4 OF SECTION 22 AND THE NORTHEAST 1/4 OF SECTION 27, ALL IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office