

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### Mail

LOZA LAW OFFICES P.C.  
2500 E. DEVON AVE., SUITE 200  
DES PLAINES, IL 60018  
TEL. (847) 297-9977 FAX (847) 297-9978



Doc#: 1225416072 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/10/2012 02:22 PM Pg: 1 of 4

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

STANISLAW ZIEMIANSKI  
1040 BURTON TER.  
GLENVIEW, IL 60025

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

THIS INDENTURE, made this 16 day of July, 2012, 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 **STANISLAW ZIEMIANSKI**, 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): 13-32-316-024-0000  
ADDRESS(ES): 1628 N. MERRIMAC AVE., CHICAGO, IL 60639



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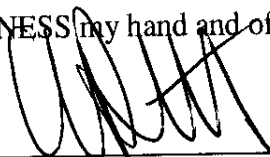
## ACKNOWLEDGMENT

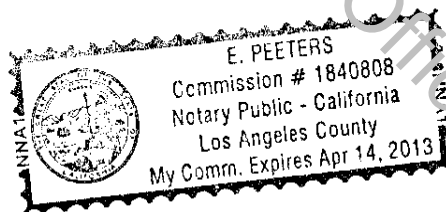
State of California )  
County of Los Angeles )

On July 16, 2012, before me, E.Peeters, 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



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## LEGAL DESCRIPTION

THE SOUTH 11 FEET OF LOT 11 AND LOT 12 (EXCEPT THE SOUTH 4 FEET THEREOF) IN BLOCK 7 IN GALE AND WELCH`S RESUBDIVISION OF BLOCKS 27 TO 30 AND LOTS 4 TO 12 IN BLOCK 31 AND ALL OF BLOCKS 46 TO 50, INCLUSIVE, IN THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office