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SPECIAL WARRANTY DEED



Mail to:

Justin Law and Laura Schmidt
6613 MARTIN FRANCE UNIT 2
TINLEY PARK IL 60477

Doc#: 1225716059 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/13/2012 12:38 PM Pg: 1 of 4

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

JUSTIN LAW AND LAURA SCHMIDT
6613 MARTIN FRANCE UNIT 2
TINLEY PARK IL 60477

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 27th 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 **JUSTIN LAW AND LAURA SCHMIDT**, 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): 28-31-401-076-1031

ADDRESS(ES): 6613 MARTIN FRANCE, UNIT C2, TINLEY PARK, IL 60477

REAL ESTATE TRANSFER	09/13/2012
COOK	\$52.50
ILLINOIS:	\$105.00
TOTAL:	\$157.50



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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) ASST. SECRETARY, (Name) BLANCHE I. STEWART, and attested to by its (Office) ASST. SECRETARY, (Name) CHRISTINA M. PANKONIN the day and year first above written.

BY: **HSBC MORTGAGE SERVICES INC**

By: *Blanche I. Stewart* Attest: *Christina M. Pankonin*

Blanche I. Stewart
Asst. Secretary

Christina M. Pankonin
Asst. Secretary

State of California)
County of Los Angeles) SS.

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.

*(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~~

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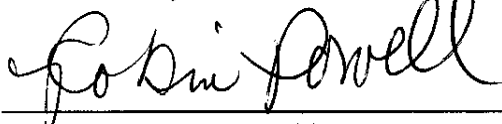
ACKNOWLEDGMENT

State of California)
County of Los Angeles)

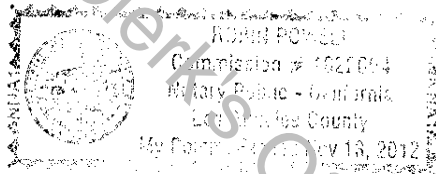
On July 27, 2012, before me, Robin Powell, a Notary Public, personally appeared Blanche I. Stewart, who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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



Property of Cook County Clerks Office

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LEGAL DESCRIPTION

UNIT C2C1 AND GARAGE UNIT C2C2 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HAMILTON HILLS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 92356786, AS AMENDED FROM TIME TO TIME, IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 28-31-401-076-1031

ADDRESS(ES): 6613 MARTIN FRANCE, UNIT C2, TINLEY PARK, IL 60477

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