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Doc#: 1227031024 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/26/2012 11:03 AM Pg: 1 of 5

QUIT CLAIM DEED

Mail to: Wick Lane
33 W. Monroe
Chicago IL
60603

Send subsequent tax
bills to: GC Realty
796 W. Bartlett
Bartlett IL 600103

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE made this 24th day of September, 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 **GC REALTY & DEVELOPMENT LLC** 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 CONVEY AND QUIT CLAIM unto the party of the second part, and to their heirs and assigns, FOREVER, 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 hereditaments 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): 20-15-316-031-1001

ADDRESS(ES): 6123 South Prairie Avenue Unit 1N, Chicago, IL 60637,
Cook

City of Chicago
Dept. of Finance
628898



Real Estate
Transfer
Stamp

\$0.00

9/25/2012 16:22
dr00762

Batch 5,323,004

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

HSBC MORTGAGE SERVICES, INC.

By: *Robin E. Powell* Attest: *Tami Flores*
Robin E. Powell **Tami Flores**
Asst. Secretary **Asst. Secretary**

State of _____)
) SS.
 County of _____)

On _____ before me, _____, personally appeared _____ and _____, who provided to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, 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.

My commission expires on _____, 20____.

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe Street, Suite 1140, Chicago, IL 60603.

Exempt under provisions of Paragraph L , Section 4, Real Estate Transfer Act
 Date: 9/25/12, 2012

[Signature]
 Buyer, Seller or Representative

UNOFFICIAL COPY**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**

State of California

County of Los AngelesOn September 24, 2012 before me, Blanche I. Stewart, Notary Public,

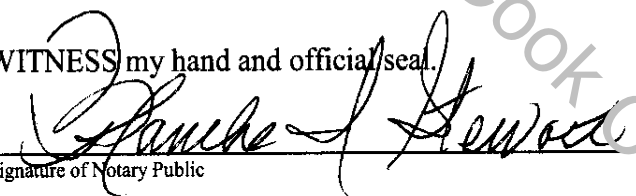
(Here insert name and title of the officer)

personally appeared Robin Powell,

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.

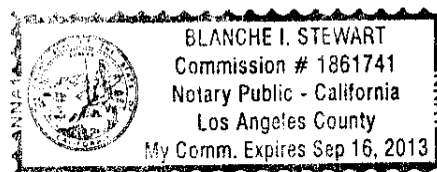
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)

**ADDITIONAL OPTIONAL INFORMATION****INSTRUCTIONS FOR COMPLETING THIS FORM**

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

Title of document or description

(Title or description of attached document)

Title or description continued

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

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LEGAL DESCRIPTION

UNIT 6123-1, IN 6123-25 SOUTH PRAIRIE CONDOMINIUMS, AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 29 IN SNOW AND DICKINSON'S SUBDIVISION OF LOTS 5 AND 9 IN SUBDIVISION OF THE EAST HALF OF THE
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2008 AS DOCUMENT NUMBER 0802815083, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT (LCE), AS SET FORTH AND DELINEATED ON THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0802815083, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 20-15-316-031-1001

ADDRESS(ES): 6123 SOUTH PRAIRIE AVENUE UNIT 1N, CHICAGO, IL 60637



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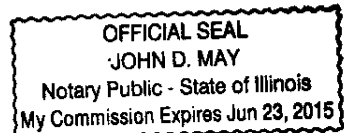
Statement by Grantor and Grantee

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 25, 2012

[Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 25th day of September, 2012



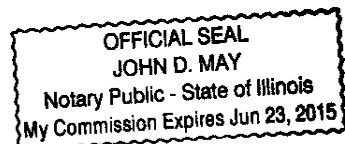
[Signature]
Notary Public

The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 25, 2012

[Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 25th day of September, 2012



[Signature]
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A Misdemeanor for subsequent offenses.

(attach to Deed or Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.