

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### Mail

WILLIAM CANTAGENA

1910 N. HOYNE

CHICAGO, IL 60647



Doc#: 1230016125 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/26/2012 04:02 PM Pg: 1 of 4

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

SERGIO & MARIA GARCIA

7543 W 61st PL

SUMMIT, IL 60501

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

THIS INDENTURE, made this 2nd day of October, 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 **MARIA GARCIA AND SERGIO GARCIA** 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): 18-13-415-023-0000

ADDRESS(ES): 7538 WEST 61ST PLACE, SUMMIT, IL 60501

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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.

BY: **HSBC MORTGAGE SERVICES INC**

BY: Robin E. Powell  
Robin E. Powell  
Asst. Secretary

Attest: Esther P. Roman  
Esther P. Roman  
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, 53 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

<b>REAL ESTATE TRANSFER</b>		10/26/2012	
	<b>COOK</b>		\$22.50
	<b>ILLINOIS:</b>		\$45.00
	<b>TOTAL:</b>		\$67.50

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

State of California

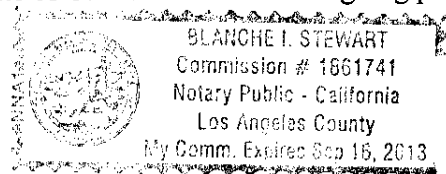
County of Los AngelesOn October 2, 2012 before me, Blanche I. Stewart, Notary Public,  
(Here insert name and title of the officer)personally appeared Robin Powell,

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.

*Blanche I. Stewart*  
Signature of Notary Public (Notary Seal)

**ADDITIONAL OPTIONAL INFORMATION****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 \_\_\_\_\_

**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

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## LEGAL DESCRIPTION

LOT 34 IN BLOCK 12 IN ARGO FOURTH ADDITION TO SUMMIT, BEING A SUBDIVISION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 18-13-415-023-0000

ADDRESS(ES): 7538 WEST 61ST PLACE, SUMMIT, IL 60501

Property of Cook County Clerk's Office