

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(Corporation to Individual)



1236118061D

This Indenture made this day of \_\_

November 16, 2012 between

Doc#: 1236118061 Fee: \$40.00

Karen A. Yarbrough RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 12/26/2012 01:22 PM Pg: 1 of 2

HISBC Bank USA DBALT 2005-5,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Jatinder V. Wadhwa,

party of the second part

(GRANTEE'S ADDRESS): 2190 LANDWEHR RD, NORTHBROOK, IL 60062

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 7023-3E in Sheridan Shore Courts Condominium, as depicted on the Plat of Survey of the following described parcel of real estate: Lots 1 and 2 in Platke and Crosby's Greenleaf Subdivision of Lot 1 in Block 10 of Circuit Court Partition of the East 1/2 of the Northwest 1/4 and the Northeast Fractional 1/4 of Section 32, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0010405214, together with its undivided percentage interest is the common elements, in Cook County, Illinois

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 11-32-111-015-1008

Address of Real Estate: 7023 N. Sheridan Rd., Unit 3E, Chicago, IL 60626

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise 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 said 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 said party of the second part, their heirs and assigns.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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 encumbered 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.

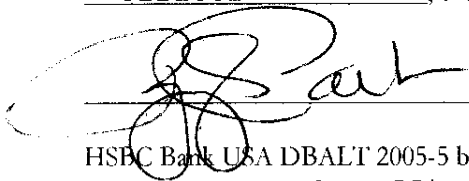
PREMIER TITLE

**UNOFFICIAL COPY**

SPECIAL WARRANTY DEED

The November 16, 2012

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its  
Officer, the day and year first above written.

  
 \_\_\_\_\_  
 HSBC Bank USA DBALT 2005-5 by PNC Bank, National Association, as attorney in fact  
 Peggy S. Parks Officer PNC Bank, National Association  
 Authorized Signer

State: OhioCounty: Butler

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Peggy S. Parks personally appeared before me and acknowledged himself/herself as the Officer of PNC Bank National Association as attorney in fact for HSBC Bank USA DBALT 2005-5 and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her 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 seal this 16th day of November, 2012

My commission expires:

Signature: \_\_\_\_\_

**JILL A FORTNEY**

Notary Public, State of Ohio

My Commission Expires

March 30, 2016



Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: JATINDER WADHWA, 2190 LANDWEHR RD, NORTH BLOOMINGDALE, IL 60062Send Tax Bills To: SAME AS ABOVE**REAL ESTATE TRANSFER 12/20/2012**

**COOK** \$31.25  
**ILLINOIS:** \$62.50  
**TOTAL:** \$93.75

11-32-111-015-1008 | 20121101600052 | 9JLHKH

**REAL ESTATE TRANSFER 12/20/2012**

**CHICAGO:** \$468.75  
**CTA:** \$187.50  
**TOTAL:** \$656.25

11-32-111-015-1008 | 20121101600052 | PGJSTG

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