# 1202928121

# UNOFFICIAL CONTINUES

Doc#: 1304601042 Fee: \$42.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 02/15/2013 10:32 AM Pg: 1 of 3

SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

MAIL TO:
Tommy Frie!
1852 W. ARM (TAGE #3
CHICAGO IL GOB)

THIS INDENTURE, made this day of JAVKY 2013, between HSBC Bank USA, National Association, as Trustee for NAAC 2007-2 duly authorized to transact business in the State of ILLINOIS, party of the first part, and Thomas Michael Friel 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 REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all interest in 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 Exhibit A [Legal Description Attached as Exhibit]

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZOND, C LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FLEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

Together with all and singular the hereditaments and appurtenances hereunder 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.

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

Attorneys' Title Guaranty Fund, Inc 1 S. Wacker Dr., STE 2400 Chicago, IL 60606-4650 Attn:Search Department

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## **UNOFFICIAL COPY**

PERMANENT REAL ESTATE INDEX NUMBER(S): 14-31-215-051-1003 PROPERTY ADDRESS(ES): 1852 W. Armitage Avenue, Unit #3 Chicago, IL 60622 IN WITNESS WHEREOF, said party of the first part has caused by its Secretary, the President and VVV day and year first above written. PLACE CCRPORATE SEAL HERE HSBC Bank USA, National Association, as Trustee 20 COO 2007-2, by Wells Fargo Bank, N.A., as NCHAFL C. SCHEFFERT State of Iowa Vice President Loan Documentation ) ss. **County Dallas** , A.D., 20 6 before me, a Notary Public in and for said county, personally appeared Whall Schiffer to me personally known, who being by me duly sworn (or affirmed) did say that that person is\_ Wells Fargo Bank, N.A as attorney in fact for HSBC Bank USA, National Association, as Trustee for NAAC 2007-2, by authority of its board of (directors or trustees) and the said(officer's name) where Shetter acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed. (Stamp or Seal) (Signature) CHINA LEM ommission Number 766650 My Commission Expire February 10, 2014 **Notary Public** 01/28/2013 **REAL ESTATE TRANSFER** This Instrument was prepared by \$182.50 COOK Codilis & Associates, P.C ILLINOIS: \$365.00 Tammy A. Geiss, Esq \$547.50 TOTAL: 15W030 N. Frontage Rd.

REAL ESTATE TRANSFER		01/28/2013
420	CHICAGO:	\$2,737.50
	CTA:	\$1,095.00
	TOTAL:	\$3,832.50

14-31-215-051-1003 | 20130101604063 | 5C4B83

Burr Ridge, IL 60527

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### **UNOFFICIAL COPY**

### **EXHIBIT A**

PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1852 ARMITAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00849371, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY RECORDED AS DOCUMENT NO. 00849371.

PLEASE SEND SUBSEQUENT TAX 51LLS TO:

Tommy Friel

1226 W. Henderson #2

Chicago, IL 60657

THOMAST FRIED

1852 W. FRMITAGE

CHICAGO, 11 60622

Clert's Org COMMONLY KNOWN AS: 1852 W. Armitage Avenue, Unit #3 Chicago, IL (0622