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SELLING

OFFICER'S

DEED

Doc#: 1305033063 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/19/2013 11:17 AM Pg: 1 of 4

Fisher and Shapiro #10-040229

The grantor, Kallen Realty Services, Inc., an Illinois corporation, not individually but as the Selling Officer in the Circuit Court of Cook County, Illinois cause 10 CH 36373 entitled HSBC BANK USA, N.A. v. JANE E. SAHAGIAN A/K/A JANE SAHAGIAN, et al., in accordance with a Judgment of Foreclosure and Sale entered therein pursuant to which the following described property was sold at a public sale on September 13, 2012 upon due notice from which no redemption has been made, for good and valuable consideration, pursuant to 735 ILCS 5/15-1509 does hereby grant, convey, and transfer the following described property to the grantee **HSBC Bank USA, National Association as Trustee for PHH Alternative Mortgage Trust, Series 2007-2:**

[SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF]

THE INFORMATION REQUIRED BY 735 ILCS 5/15-1509.5 APPEARS ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

In witness whereof, Kallen Realty Services, Inc. has executed this deed by a duly authorized agent.

KALLEN REALTY SERVICES, INC.

By: _____

Subscribed and sworn to before me this 14th day of December, 2012

Notary Public



Deed prepared by L. Kallen, K.R.S., Inc., 205 W. Randolph St., Suite 1020, Chicago, IL 60606
Mail recorded deed to Fisher and Shapiro, 2121 Waukegan Rd., Ste. 301, Bannockburn, IL 60015
Mail tax bills to HSBC Bank USA, N.A., 2001 Bishops Gate Blvd., Attn: Mail Stop SV-01, Mount Laurel, New Jersey 08054

1062

1st AMERICAN TITLE order # 235 1033

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RIDER

This is the rider to the deed dated December 14, 2012 re Circuit Court of Cook County, Illinois cause 10 CH 36373, respecting the following described property:


UNIT 78-1 IN THE 76-82 EAST ELM STREET CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25948605, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Commonly known as 78 East Elm Street, Unit 78-1, Chicago, IL 60611

Permanent Index No.: 17-03-200-072-1005

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH (L) OF THE REAL ESTATE TRANSFER TAX ACT AS AMENDED.

BY Nawasha Jackson
DATE 12/21/12
REPRESENTATIVE

REAL ESTATE TRANSFER	02/08/2013
 CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00
17-03-200-072-1005 20130101603149 SU62QQ	

REAL ESTATE TRANSFER	02/08/2013
COOK 	\$0.00
ILLINOIS: 	\$0.00
TOTAL:	\$0.00
17-03-200-072-1005 20130101603149 WM6TF9	

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Exhibit A

Information required by 735 ILCS 15-1509.5

Name of Grantee: HSBC Bank USA, National Association as Trustee for PHH
Alternative Mortgage Trust, Series 2007-2

Address of Grantee: 2001 Leadenhall Rd.
Mt. Laurel, NJ 08054

Telephone Number: (856)-917-8546

Name of Contact Person for Grantee: Pat O'Brien

Address of Contact Person for Grantee: 2001 Leadenhall Rd.
Mt. Laurel, NJ 08054

Contact Person Telephone Number: (856)-917-8546

Property of Cook County Clerk's Office

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First American Title Insurance Company
27775 Diehl Road
Warrenville, IL 60555



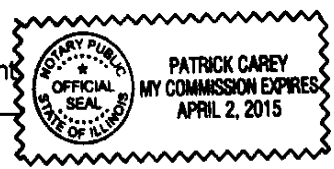
First American

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated 1/17/13 Signature _____
Grantor or Agent

Subscribed and sworn to before me by the said above affiant
this 17th day of January, 2013
Notary Public _____



The grantee or his 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 1/17/13 Signature _____
Grantor or Agent

Subscribed and sworn to before me by the said above affiant
this 17th day of January, 2013
Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of the 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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)