

# UNOFFICIAL COPY

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**Prepared By:**

Leila H. Hansen, Esq.  
9041 S. Pecos Road #3900  
Newport, NV 89074  
Phone: 702-736-6400

**After Recording Mail To:**

Kenton Girard  
90 Linden Avenue  
Glencoe, Illinois 60022

**Mail Tax Statement To:**

Kenton Girard  
90 Linden Avenue  
Glencoe, Illinois 60022



Doc#: 1313429062 Fee: \$40.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/14/2013 02:23 PM Pg: 1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

THIS AGREEMENT, made this 07<sup>th</sup> day of Dec, 2012, between **HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-3, Ocwen Loan Servicing, LLC as attorney-in-fact**, a corporation created and existing under and by virtue of the laws of the State of Florida and duly authorized to transact business in the State of Florida, a party of the first part, and **Kenton Girard, a married person** whose address is 90 Linden Avenue, Glencoe, Illinois 60022, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of ONE HUNDRED FIVE THOUSAND TWO HUNDRED NINETY-NINE AND 00/100 DOLLARS (\$105,299.00) 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, ALLEN and CONVEY unto the party of the second part, and the heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and State of Illinois known and described as follows, to wit:

LOT 1 IN R. H. BAKER'S RESUBDIVISION OF BLOCK 19 IN WALSH AND MCMULLENS SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and 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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, the heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, the 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, subject to: real estate taxes for 2012 and subsequent years and all covenants, conditions, and restrictions of record

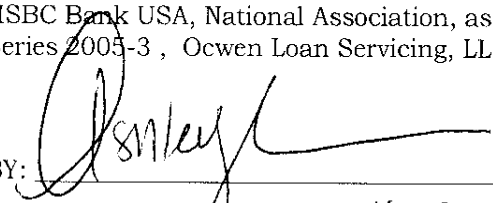
Permanent Real Estate Number(s): **17-20-431-015-0000**

Address(es) of real estate; **1001 West Cullerton Street, Chicago, Illinois 60608**

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Dated this 7 day of December, 2012.

HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-3, Ocwen Loan Servicing, LLC as attorney-in-fact

BY: 

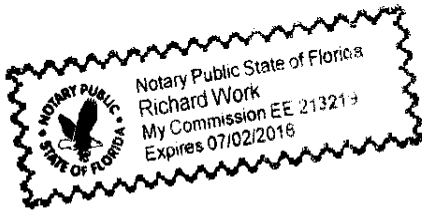
Printed Name & Title: Ashley Kesner **Contract Management Coordinator**


### ACKNOWLEDGMENT

STATE OF FL )  
COUNTY OF PB ) ss

The foregoing instrument was acknowledged before me this 7 day of Dec, 2012, by Ashley Kesner, as **Contract Management Coordinator** of Ocwen Loan Servicing, LLC as attorney-in-fact for HSBC Bank USA, National Association, as Indenture Trustee for People's Choice Home Loan Securities Trust Series 2005-3, a corporation, on behalf of the corporation.

NOTARY STAMP/SEAL



  
NOTARY PUBLIC


**Richard Work**

PRINTED NAME OF NOTARY  
MY Commission Expires: 7/2/16



POA recorded simultaneously herewith.

POA Recorded as 1229915061  
on 10/25/2012

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph _____"	
Section 31-45; Real Estate Transfer Tax Act	
Date	Buyer, Seller or Representative

REAL ESTATE TRANSFER	05/14/2013
	CHICAGO: \$791.25
	CTA: \$316.50
	TOTAL: \$1,107.75

17-20-431-015-0000 | 20130101602125 | 4W16G0

REAL ESTATE TRANSFER	05/14/2013
 	COOK \$52.75
	ILLINOIS: \$105.50
	TOTAL: \$158.25

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