

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

MAIL TO:

Hiskes Dillner O'Donnell et al
John O'Donnell
10759 W. 159th Street, Suite 201
Orland Park, IL 60467

NAME & ADDRESS OF TAXPAYER:

Thomas J. Mistrata
4425 Prescott Avenue, Unit 301
Lyons, IL 60534



Doc#: 1314255635 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2013 12:38 PM Pg: 1 of 3

PREMIER TITLE

THE GRANTOR: HSBC Mortgage Services, Inc., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey to Thomas J. Mistrata, of 7833 42nd Place, Lyons, IL 60554, party of the second part, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

UNIT 4425-301 AND UNIT 4425-G2, IN CASTLE CONDOMINIUM OF LYONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BOUSKA'S RESUBDIVISION OF LOT 103 IN MEYER'S 2ND ADDITION TO RIVER HIGHLANDS IN SECTION 1, TOWNSHIP 38 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97454370, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. ALSO, THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S 301 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Together with all and singular the hereditaments and appurtenances there unto 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, his/her 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, his/her 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 incumbered 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:

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

Permanent Real Estate Index Number(s): 18-01-309-041-1012;18-01-309-041-1015
Property Address: 4425 Prescott Avenue, Unit 301, Lyons, IL 60534

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to the presents by its X Vice President, and attested by its X Secretary, this 19 day of April, 2013.

IMPRESS CORPORATE SEAL HERE

Name of Corporation: HSBC Mortgage Services, Inc.
Branch: I Stewart
By X [Signature] (SEAL)
ATTEST: X [Signature] Cecilia Friberg (SEAL)

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

UNOFFICIAL COPY

STATE OF _____)
)SS
County of _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **X** _____ personally known to me to be the **X** _____ President of HSBC Mortgage Services, Inc. and **X** _____ personally known to me to be the **X** _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their 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 notarial seal, this _____ day of _____, 20__

X _____
Notary Public

My commission expires on _____, 20__



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT
DATE:

NAME AND ADDRESS OF PREPARER:

Freedman Anselmo Lindberg LLC
1771 W. Diehl Road, Suite 250
Naperville, IL 60563

Buyer, Seller or Representative

Property Address: 4425 Prescott Avenue, Unit 301, Lyons, IL 60534

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE593B

REAL ESTATE TRANSFER		05/20/2013
	COOK	\$26.50
	ILLINOIS:	\$53.00
TOTAL:		\$79.50

18-01-309-041-1012 | 20130401605017 | K2DVHQ

FROM

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

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

UNOFFICIAL COPY

ACKNOWLEDGMENT

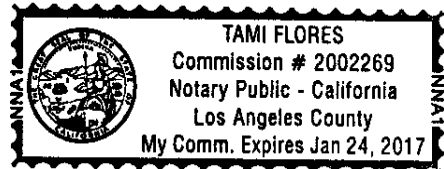
State of California
County of Los Angeles)

On April 18, 2013 before me, Tami Flores, Notary Public
(insert name and title of the officer)

personally appeared Blanche I. Stewart
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.



Signature Tami Flores (Seal)

PROCESSED BY COOK COUNTY Clerk's Office