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2013.01563
SPECIAL WARRANTY DEED
JOINT TENANCY
Statutory (Illinois)
(Corporation to Individual)



Doc#: 1322455097 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/12/2013 12:35 PM Pg: 1 of 3

MAIL TO:
Attorney at Law
Edward I. Grossman
2938 E. 91st Street
Chicago, IL 60617

NAME & ADDRESS OF TAXPAYER:
Baltazar Tenorio and Maria Tenorio
10413 South Green Bay Avenue
Chicago, IL 60617

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 Baltazar Tenorio and Maria Tenorio, of 10336 S. Greenbay Avenue, Chicago, IL 60617, party of the second part, not in Tenancy in Common, but as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LOT 43 AND LOT 44 (EXCEPT THE NORTH 20 FEET THEREOF) IN BLOCK 4 IN THE SUBDIVISION OF THE EAST 486 FEET OF BLOCKS 41, 42 AND 57 IN NOTRE DAME ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH 3/4 OF FRACTIONAL SECTION 7, SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15 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, their 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, 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 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): 26-07-405-059-0000
Property Address: 10413 South Green Bay Avenue, Chicago, IL 60617

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 Blanche I. Stewart President, and attested by its X Pascual Castillo Secretary, this 12 day of July, 2013.

IMPRESS
CORPORATE
SEAL HERE

Name of Corporation: HSBC Mortgage Services, Inc.

By X Blanche I. Stewart (SEAL)
Blanche I. Stewart
Vice President and Asst. Secretary
Administrative Services Division

ATTEST: X Pascual Castillo (SEAL)
Pascual Castillo
Vice President and Asst. Secretary
Administrative Services Division
Secretary

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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STATE OF _____)
)SS
County of _____)

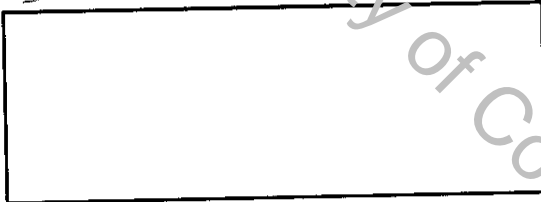
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
X _____ personally known to me to be the **X** _____ President of HSBC
Mortgage Services, Inc. and **X** _____ personally known to me to be the
X _____ Secretary of said corporation, and personally 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____

SEE ATTACHED



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: 10413 South Green Bay Avenue, Chicago, IL 60617

** 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). RE592B

REAL ESTATE TRANSFER	08/07/2013
 COOK	\$32.00
 ILLINOIS:	\$64.00
TOTAL:	\$96.00
26-07-405-059-0000 20130701606719 50MJNP	

REAL ESTATE TRANSFER	08/07/2013
 CHICAGO:	\$480.00
CTA:	\$192.00
TOTAL:	\$672.00
26-07-405-059-0000 20130701606719 N46JNV	

TO

FROM

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

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

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ACKNOWLEDGMENT

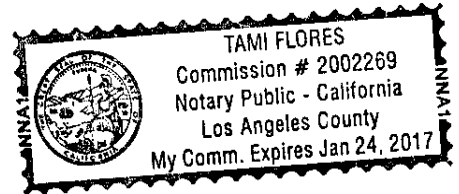
State of California
County of Los Angeles

On July 25, 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)

PROPERTY OF COOK COUNTY Clerk's Office