

# UNOFFICIAL COPY

1/2 13-10088

## SPECIAL WARRANTY DEED

(Corporation to Individual)



This Indenture made this day of 17<sup>th</sup>  
of December, 2013 between

Doc#: 1401749012 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/17/2014 11:41 AM Pg: 1 of 2

HSBC Bank USA, National Association as Trustee for  
MANA 2007-A2,

a National Association under the laws of the United  
States, and duly authorized to transact business in the  
State of Illinois, party of the first part, and

Jeffrey Wolff,

party of the second part.

(GRANTEE'S ADDRESS): 723 W Jackson, Chicago, IL 60661

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

Parcel 1: Unit 3 in 1743 West Augusta Condominiums, as delineated on a Survey attached to the Declaration of Condominium recorded as Document No. 0432839065, being a portion of: Lots 16 & 17 in the Resubdivision of Block 13 in Johnston's Subdivision of the East Half of the Southeast Quarter of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0432839065, together with its undivided percentage interest in the common elements, all in Cook County, Illinois. Parcel 2: The (non-exclusive) right to the use of G-5, a limited common element as delineated on the Survey attached to the Declaration of Condominium recorded as Document Number 0432839065. Parcel 3: The (exclusive) right to the use of G-4, a limited common element as delineated on the Survey attached to the Declaration of Condominium recorded as Document Number 0432839065.

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 17-06-425-029-1005

Address of Real Estate: 1743 West Augusta Boulevard Unit 3, Chicago, IL 60622

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise 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 said 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 said party of the second part, their heirs and assigns.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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 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.

PREMIER TITLE

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

The December 19, 2013

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Officer, the day and year first above written.

Melanie Waldinger

HSBC Bank USA, National Association as Trustee for MANA 2007-A2, by PNC Bank, National Association, as attorney in fact

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Kelly Irvine, personally appeared before me and acknowledged himself/herself as the Officer of PNC Bank, National Association, as attorney in fact for HSBC Bank USA, National Association as Trustee for MANA 2007-A2 and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her 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 seal this 19 day of December, 2013.

My commission expires: 8-23-17

Signature: [Handwritten Signature]



IMPRESS SEAL HERE

COMMONWEALTH OF PENNSYLVANIA  
 Notarial Seal  
 Melanie Waldinger, Notary Public  
 City of Pittsburgh, Allegheny County  
 My Commission Expires Aug. 23, 2017  
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES


Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: Kimberly Freehand, 1530 W. Fullerton, Chicago, IL 60619

Send Tax Bills To: Jeffrey Wolff, 1743 W. Augusta Blvd, Unit 3, Chicago, IL 60622

REAL ESTATE TRANSFER		01/16/2014	
	COOK		\$207.50
	ILLINOIS:		\$415.00
	TOTAL:		\$622.50

17-06-425-029-1005 | 20131201604242 | RJ6VHD

REAL ESTATE TRANSFER		01/16/2014	
	CHICAGO:		\$3,112.50
	CTA:		\$1,245.00
	TOTAL:		\$4,357.50

17-06-425-029-1005 | 20131201604242 | 5523PF

**PREMIER TITLE**  
1000 JORIE BLVD., SUITE 136  
OAK BROOK, IL 60523  
630-571-2111