

UNOFFICIAL COPY

13-07816-01

SPECIAL WARRANTY DEED

JOINT TENANCY

Statutory (Illinois)

(Corporation to Individual)



Doc#: 1411849014 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/28/2014 10:20 AM Pg: 1 of 3

MAIL TO:

Attorney at Law
John M. Kuranty
7925 W 103rd St Ste 1A
Palos Hills, IL 60465

NAME & ADDRESS OF TAXPAYER:

Gabriela Stefanakova and
Alfredo Carrillo
2902 141st St.
Blue Island, IL 60406

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 Gabriela Stefanakova and Alfredo Carrillo, of Chicago Heights, 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 47 AND 48 IN BLOCK 8 IN CALIFORNIA GARDENS, IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 27, 1954 AS DOCUMENT NUMBER 1519870, 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): 28-01-322-047-0000;28-01-322-048-0000
Property Address: 2902 141st St., Blue Island, IL 60406

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 Assist. Secretary, this 15th day of April, 2014.

IMPRESS
CORPORATE SEAL
HERE

Name of Corporation: HSBC Mortgage Services, Inc.

By X [Signature] (SEAL)
President

ATTEST: X [Signature] (SEAL)
Secretary

Jeannie Gray
Vice President and Asst. Secretary
Administrative Services Division

Sandra F. Reissman
Vice President and Asst. Secretary
Administrative Services Division

3

UNOFFICIAL COPY

STATE OF _____)
)SS
County of _____)

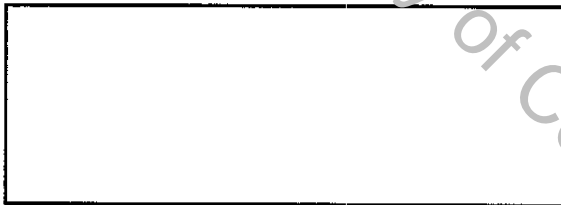
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **X** _____ personally known to me to be the **X** _____ President of HSBC Mortgage Services, Inc. and **X** _____ personally known to me to be the **X** _____ Secretary of said corporation, and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

SEE ATTACHED

My commission expires on **X** _____, 20____



COUNTY - ILLINOIS TRANSFER STAMPS

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

DATE:

NAME AND ADDRESS OF PREPARER:



Buyer, Seller or Representative

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

Property Address: 2902 141st St., Blue Island, IL 60406

** 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

TO _____ FROM _____
WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

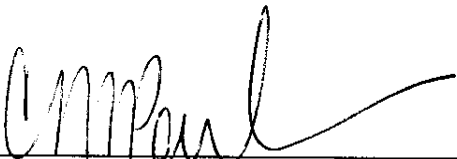
REAL ESTATE TRANSFER	04/24/2014
 COOK	\$25.00
 ILLINOIS:	\$50.00
TOTAL:	\$75.00

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

UNOFFICIAL COPY CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

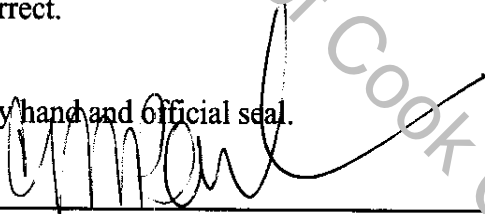
On April 17, 2014 before me, , Notary Public
(Here insert name and title of the officer)

personally appeared Sandra F. Reissman

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 of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)
Title or description continued
(Title or description of attached document continued)
Number of Pages _____ Document Date _____
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
VP _____
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document