



Chicago Title Insurance Company

**SPECIAL WARRANTY DEED**  
(Corporation to Individual)

Doc#: 1425301086 Fee: \$40.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/10/2014 03:44 PM Pg: 1 of 2

**THIS INSTRUMENT**, made this 16 day of JULY 2014, Between HSBC BANK USA NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, duly authorized to transact business in the State of ILLINOIS, party of the first part, and BRETT SORTAL, party of the second part, (**GRANTEE'S ADDRESS**) 454 N. ABERDEEN STREET #2S, CHICAGO, ILLINOIS 60642.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration 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, FOREVER, 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 NUMBER 2-S IN THE ABERDEEN OF RIVER WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 7, 8 AND 9 IN BLOCK 10 IN SUBDIVISION OF BLOCKS 9,10, 24 TO 27, 40 TO 42 AND THE SOUTHWEST PART OF 43 IN OGDEN=S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT ACO TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0505345141, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND STORAGE SPACE S-I AND ROOF DECK AS TO UNIT LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

NON-HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 17-08-247-030-1005

Address(es) of Real Estate: 454 N. ABERDEEN STREET UNIT 2S, CHICAGO, ILLINOIS 60642

Handwritten notations: S, P, S, SC, NT with checkmarks and numbers like 12, N, 1/2, 1/4.

Together with all the singular and 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 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 forever.

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, **WILL WARRANT AND FOREVER DEFEND.**

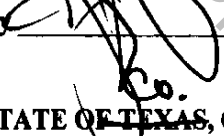
FIRST AMERICAN TITLE

Handwritten number: 2541319

# UNOFFICIAL COPY

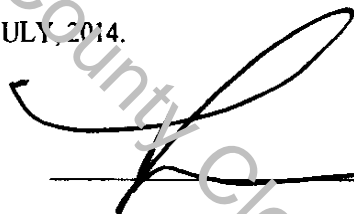
In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its ASST. Secretary the day and year first above written.

HSBC BANK USA NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1  
BY: NATIONSTAR MORTGAGE, LLC.  
AS ATTORNEY IN FACT

BY:  JERRY MILLS - ASST. SECRETARY  
Co. Douglas  
STATE OF ~~TEXAS~~, COUNTY OF ~~DENTON~~ ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors 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 official seal, this 16 day of JULY, 2014.





(Notary Public)

**LISA ANN HETTINGER**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20134055571  
MY COMMISSION EXPIRES AUGUST 28, 2015

**Prepared By:** Renee Meltzer Kalman  
20 N. Clark St. Suite 2450  
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX		14-Aug-2014
	CHICAGO:	2,730.00
	CTA:	1,092.00
	<b>TOTAL:</b>	<b>3,822.00</b>
17-08-247-030-1005   20140801619646   1-581-783-168		

**Mail To AND Name & Address of Taxpayer:**  
BRETT SORTAL  
454 N. ABERDEEN STREET UNIT 2S  
CHICAGO, ILLINOIS 60642

REAL ESTATE TRANSFER TAX		14-Aug-2014
	COUNTY:	182.00
	ILLINOIS:	364.00
	<b>TOTAL:</b>	<b>546.00</b>
17-08-247-030-1005   20140801619646   1-158-813-824		