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Doc#: 1428916059 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2014 04:11 PM Pg: 1 of 3

Commitment Number: 3291892

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: **XXL Holding Companies, LLC – 10720 S. Maplewood: 2553 W. 111th St., Chicago, IL 60655**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
24-13-404-024**

SPECIAL WARRANTY DEED

14288-36
BOX 162

Bank of America, N.A., for the benefit of HSBC Bank USA, National Association, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224**, hereinafter grantor, for \$97,000.00 (Ninety Seven Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **XXL Holding Companies, LLC – 10720 S. Maplewood**, an Illinois limited liability company, hereinafter grantee, whose tax mailing address is **2553 W. 111th St., Chicago, IL 60655**, the following real property:

All that certain parcel of land situate in the County of Cook, State of Illinois, described as follows: Lot 14 and the South 8 feet of Lot 13 in Parker's Subdivision, of the Northwest 2 1/2 acres of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 10720 S MAPLEWOOD AVENUE, CHICAGO, IL 60655

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1315446121**

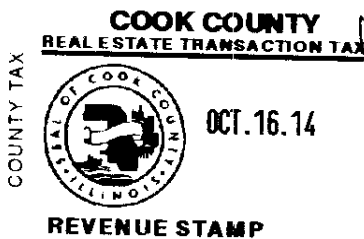
City of Chicago
Dept. of Finance
675066

9/25/2014 12:21
dr00347



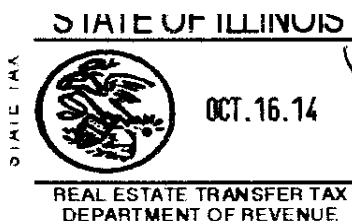
Real Estate
Transfer
Stamp
\$1,018.50

Batch 8 523,590



000021368

REAL ESTATE TRANSFER TAX
0004850
FP 103042



000021445

REAL ESTATE TRANSFER TAX
0009700
FP 103037

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Executed by the undersigned on September 16, 2014:

Bank of America, N.A., for the benefit of HSBC Bank USA, National Association

By: *Alecia Bryant*

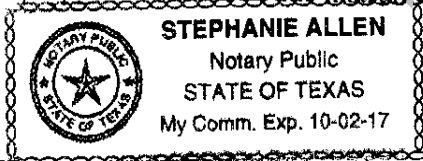
Name: Alecia Bryant

Its: Assistant Vice President

STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on September 16, 2014 by Alecia Bryant its Assistant Vice President on behalf of **Bank of America, N.A., for the benefit of HSBC Bank USA, National Association** who is personally known to me or has produced NA as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Stephanie Allen
Notary Public Stephanie Allen

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative