3013-01934-PUNOFFICIAL CC

SPECIAL WARRANTY DEED

JOINT TENANCY Statutory (Illinois) (Corporation to Individual)

MAIL TO:

Law Offices of Margaret M. Las, P.C. Margaret M. Las 7630 S. County Line Road, Suite 3A Burr Ridge, IL 60527

NAME & ADDRESS OF TAXPAYER:

Christopher Rusin and Katarzyna A. Kobylarczyk 5301 South Ashland Avenue Countryside, IL 00525



1500549118 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 01/05/2015 02:00 PM Pg: 1 of 2

THE GRANTOR: HSBC Bank USA, N.A., 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 Sate of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in Land paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Con'ey to Christopher Rusin and Katarzyna A. Kobylarczyk, of 9015 S. 78th Ave., Hickory Hills, IL 60457, 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 in nois to wit:

I.OT 28 IN BLOCK 6 IN H.O. STONE AND COMPANY'S 5TH AVENUE MANOR SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 25 ACRES THEREOF) IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 12 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 ther of 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 a react, 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): 18-09-322-001-0000 Property Address: 5301 South Ashland Avenue, Countryside, IL 60525

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 $X \times V \times V$ President, and attested by its $X \times V \times V$ Secretary, this $V \times V \times V$ day of $V \times V \times V$ 20 14 .

IMPRESS CORPORATE SEAL HERE

Name of Corporation: HSBC Bank USA, N.A. by PHH Mortgage Corporation as attorney in fact

ATTEST: X (SEAL)

(SEAL)

UNOFFICIAL COPY

ONOTH	
STATE OF NJ	
County of BURLINGTON)SS	
I, the undersigned, a Notary Public in and for said County, in X	personally known to me to be the $X \setminus \mathbb{C}$ President of PHH
Mortgage Corporation as attorney in fact for HSBC Bank USA	A, N.A. and X_SNOYONDO DOVIS
names are subscribed to the foregoing instrument, appeared be VICC President and ASSIST. Secretary, they signed and	d corporation, and personally known to me to be the same persons whose efore me this day in person and severally acknowledged that as such delivered the said instrument and caused the corporate seal of said divoluntary act and deed of said corporation, for the uses and purposes
Given under my hand and notarral seal, this 10	_ day or
My commission expires on X $\underbrace{5}$ $\underbrace{22}$, $\underbrace{20}$ $\underbrace{8}$	Danielle F. Selblic Notary Public New Jersey My Commission Expires: 2122 (Commission No. 2373936
7	
Or COU	NTY - ILLINOIS TRANSFER STAMPS
EXE. SECT	MPT UNDER PROVISIONS OF PARAGRAPH TION 4. REAL ESTATE TRANSFER ACT
	STATE OF ILLINOIS REAL ESTATE
NAME AND ADDRESS OF PREPARER:	TRANSFER TAX
Freedman Anselmo Lindberg LLC 1771 W. Diehl Road, Suite 250	IAM5.15 0025 1,50
Naperville, IL 60563	REAL ESTATE TRANSFER TOY
	DEGASTAGAGE A = FP
Property Address: 5301 South Ashland Avenue, Countryside, I	<i>'</i> /-/-
** This conveyance must contain the name and address of the	Grantee for tax billing purposes: (Chop. J5 ILCS 5/3-5020) and name
and address of the person preparing the instrument: (Chap. 55 l	RE592B
COOK COUNTY & REAL ESTATE	
REAL ESTATE TRANSACTION TAX TRANSFER TAX	WARI Statute Corpe
MN5.15 B 0012575	WARRA Corpora ROM
JAN5.15 8 00125.75	ratic
# FP 103046	NTY DE (Illinois ion to In
REVENUE STAMP	DEED ois) Indiv
A-0	ARRANTY DEED atutory (Illinois) orporation to Individual OM OR OR OR OR OR OR OR OR OR
\$50	COLVIED TOTAL
Real Estate Transfer Tax	PREMIER TITLE 5 1000 JORIE BLVD., SUITE 136
COUNTRYSIDE 2378	OAK BROOK, IL 60523
CHUCAGO'S WESTERN GATEMAN	630-571-2111