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1503701208



Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Corporation to Individual)

Doc#: 1503701208 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/06/2015 12:13 PM Pg: 1 of 3

FIDELITY NATIONAL TITLE RS500177

10+

THIS INDENTURE, made this 18 day of JANUARY, 2015 between HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE CERTIFICATE HOLDERS OF THE DEUTSCHE BANK ALT-A SECURITIES MORTGAGE LOAN TRUST 2007-ARI, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-ARI, duly authorized to transact business in the State of ILLINOIS, party of the first part, and URBAN REAL ESTATE PARTNERS 3 LLC, party of the second part, (GRANTEE'S ADDRESS) 1327 W WASHINGTON BLVD #3D, CHICAGO, Illinois 60607.

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:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 17-08-335-028-1056, 17-08-335-028-1057, 17-08-335-028-1020  
Address(es) of Real Estate: 1327 W WASHINGTON BLVD # 3D, CHICAGO, Illinois 60607

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 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 FOREVER DEFEND**.

REAL ESTATE TRANSFER TAX 30-Jan-2015



COUNTY: 167.50  
ILLINOIS: 335.00  
TOTAL: 502.50

17-08-335-028-1020 | 20150101658039 | 0-616-926-848

REAL ESTATE TRANSFER TAX 30-Jan-2015



CHICAGO: 2512.50  
CTA: 1,005.00  
TOTAL: 3,517.50

17-08-335-028-1020 | 20150101658039 | 1-153-797-760

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and attested by its Document Control Officer Paul Douglas the day and year first above written.

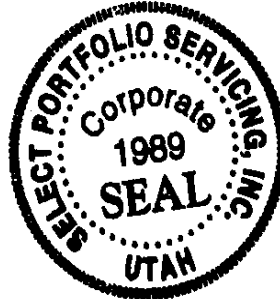
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE CERTIFICATE HOLDERS OF THE DEUTSCHE BANK ALT-A SECURITIES MORTGAGE LOAN TRUST 2007-AR1, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-AR1

BY: SELECT PORTFOLIO SERVICING, INC.

F/K/A FAIRBANKS CAPITAL CORP.

AS ATTORNEY-IN-FACT

BY *Paul Douglas* 1-18-15  
Paul Douglas, Doc. Control Officer

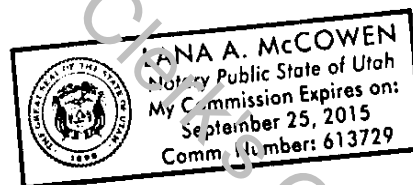


STATE OF UTAH, COUNTY OF SALT LAKE ss.

I, Lana A McCowen, the undersigned, a Notary Public in and for said County and State aforesaid, DO HERBY CERTIFY, that the Paul Douglas, above signed, personally known to me to be the Document Control Officer for HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE ON BEHALF OF THE CERTIFICATE HOLDERS OF THE DEUTSCHE BANK ALT-A SECURITIES MORTGAGE LOAN TRUST 2007-AR1, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-AR1, and personally known to me to be the same person(s) whose names(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 18 day of JANUARY, 2015.

*Lana A McCowen* (Notary Public)



Prepared By: RENEE MELTZER KALMAN  
 20 NORTH CLARK STREET # 1200  
 CHICAGO, Illinois 60602

**Mail To:**

~~URBAN REAL ESTATE PARTNERS 3 LLC~~  
~~1327 W WASHINGTON BLVD #3D~~  
~~CHICAGO, Illinois 60607~~

Law Office of Mark Edison, P.C.  
 1415 W. 22nd St. Tower F1  
 Oak Brook, IL 60523

**Name & Address of Taxpayer:**

URBAN REAL ESTATE PARTNERS 3 LLC  
 1327 W WASHINGTON BLVD # 3D  
 CHICAGO, Illinois 60607

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

**COMMITMENT FOR TITLE INSURANCE****SCHEDULE A (CONTINUED)**

ORDER NO.: 2011 RSS001777 UCH

**5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**

UNITS 3D, P-34 AND P-35 IN THE UNION PARK LOFTOMINIUM, A CONDOMINIUM AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5, 6, 7 AND 8 IN BLOCK 6 IN MCNEILL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 IN  
WRIGHT'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF  
THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM  
RECORDED AS DOCUMENT NUMBER 00363174, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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