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Mail to:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Doc#: 1512744063 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2015 03:09 PM Pg: 1 of 5

SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made between **HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-P** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **GABRIEL MATEI** a single person, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$122,400.00 (One Hundred Twenty Two Thousand Four Hundred Dollars and Zero Cents)** 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 party of the second part, and to their heirs and assigns, FOREVER, all interest in the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

15127-47
BOX 162

See Attached Exhibit A [Legal Description Attached as Exhibit]

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

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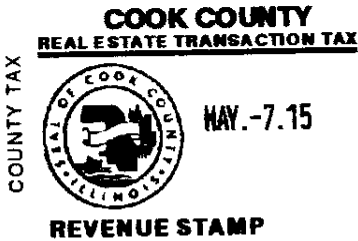
Together with all and singular the hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

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): **13-01-414-039-1008 13-01-414-039-1018**

PROPERTY ADDRESS (ES): **2452 W ARDMORE AVE UNIT 2452-1, CHICAGO, IL 60659**

IN WITNESS WHEREOF, said party of the first part has caused on 16 day of April, 2015.



# 0000023603	REAL ESTATE TRANSFER TAX
	0006125
	FP 103042

HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-P, by Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact,

Tamara Stone 4.16.15

By: TAMARA A STONE
Vice President Loan Documentation

Its: _____

City of Chicago
Dept. of Finance
685494

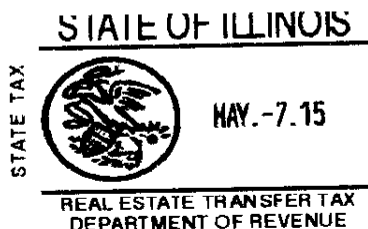


Real Estate
Transfer
Stamp
\$1,286.25

4/10/2015 10:10
dr00155

Batch 9,685,094

220-IL-V3



# 0000023658	REAL ESTATE TRANSFER TAX
	0012250
	FP 103037

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This Instrument was prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605. Commitment Number: 3331755

Please send subsequent Tax Bills to:
GABRIEL MATEI a single person
2452 W ARDMORE AVE UNIT 2452-1, CHICAGO, IL 60659

Property of Cook County Clerk's Office

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State of Iowa

County Dallas

On this 16 day of April A.D., 2015, before me, a Notary Public in and for said county, personally appeared Tamara A Stone, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A as attorney in fact for **HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-P**, by authority of its board of (directors or trustees) and the said (officer's name) Tamara A Stone acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Susan I Brown (Signature)

(Stamp or Seal)

Notary Public



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EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: UNIT NO. 2452-1 AND PARKING SPACE P-6, IN CAMPBELL STRADA CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 19 IN BLOCK 15 IN W.F. KAISER AND COMPANY'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 33 FEET THEREOF) AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 11, 2007 AS DOCUMENT NO. 0701115136, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: **2452 W ARDMORE AVE UNIT 2452-1, CHICAGO, IL 60659**