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Doc#: 1523834085 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2015 01:47 PM Pg: 1 of 5

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

**SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS**

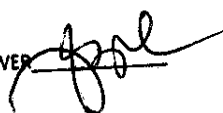
15238-69
BOX 162

THIS INDENTURE, made between **HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Alternative Loan Trust, Series 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 **DELMAR MCPHAIL**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$75,000.00 (Seventy Five Thousand 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:

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.

220-IL-V3

CCRD REVIEWER 

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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): **16-16-114-050-0000**
PROPERTY ADDRESS (ES): **5567 W GLADYS AVE., CHICAGO, IL 60644**

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. 26. 15


REVENUE STAMP

0000024864

REAL ESTATE TRANSFER TAX
0003750
FP 103042

STATE OF ILLINOIS

STATE TAX



AUG. 26. 15

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000024919

REAL ESTATE TRANSFER TAX
0007500
FP 103037

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IN WITNESS WHEREOF, said party of the first part has caused on 3 day of August, 2015.

**HSBC Bank USA, National Association as
Trustee for Nomura Asset Acceptance
Corporation, Alternative Loan Trust, Series
2007-1, Mortgage Pass-Through
Certificates, Series 2007-1, by Wells Fargo
Bank, NA who has been appointed as
Attorney-in-Fact**

Property of Cook County Clerk's Office

X Chad M Kuhl 8/3/15

By: CHAD M. KUHL
Vice President Loan Documentation
Its: _____

State of Iowa

County Dallas

On this 3rd day of August, A.D., 2015, before me, a Notary Public in and for said county, personally appeared Chad M Kuhl, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A as attorney in fact for **HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Alternative Loan Trust, Series 2007-1, Mortgage Pass-Through Certificates, Series 2007-**, by authority of its board of (directors or trustees) and the said (officer's name) Chad M Kuhl acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)

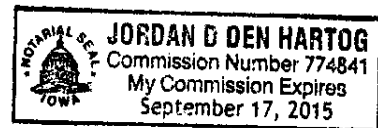
(Stamp or Seal)

Notary Public

City of Chicago
Dept. of Finance
688208



Real Estate
Transfer
Stamp
\$840.00



5/27/2015 10:47

dr00764

220-1L-V3

Batch 9,906,759

UNOFFICIAL COPY

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:
3242732

Please send subsequent Tax Bills to:

DELMAR MCPHAIL

5567 W GLADYS AVE., CHICAGO, IL 60644

Property of Cook County Clerk's Office

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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: Lot 8 (except the East 8 feet thereof) in Block 18 in Community Resubdivision of certain lots and parts of lots in School Trustees Subdivision of the North Part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: **5567 W GLADYS AVE., CHICAGO, IL 60644**

Property of Cook County Clerk's Office