

# UNOFFICIAL COPY



Doc#: 1524310074 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/31/2015 12:33 PM Pg: 1 of 4

Property of Cook County Clerk's Office

(top [X] inches reserved for recording data)

01146-35003  
1 of 2

## QUITCLAIM DEED

**THIS QUITCLAIM DEED**, by Grantor, **HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2007-1 a** National Association organized under the laws of the United States, whose tax mailing address is c/o **Wells Fargo Bank, N.A., 8480 Stagecoach Circle, Frederick, MD 21701**, for consideration paid, quitclaims to Grantee, **COUNTY OF COOK, ILLINOIS, A BODY POLITIC AND CORPORATE, D/B/A COOK COUNTY LAND BANK AUTHORITY** whose address is **69 W Washington Suite 2938, Chicago, Illinois 60602**.

**WITNESSETH**, That the said first party, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the second party, the receipt of which is hereby acknowledged does or do by these presents **QUITCLAIM** unto the said Grantee its successors and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described parcel of land, and the improvements and appurtenances thereto in the County **Cook**, State of **Illinois** to wit:

**Commonly Known As: 417 West 104<sup>th</sup> Street, Chicago, IL 60628**

**Parcel No.: 25-16-113-003-0000**

### Legal Description:

**LOT 2 IN TENINGA BROTHERS AND COMPANYS 104TH STREET BELLEVUE ADDITION TO ROSELAND BEING A SUBDIVISION OF THE NORTH 161 FEET OF THE EAST 974.90 FEET OF THE WEST 1139.90 FEET OF LOT 11 IN SCHOOL TRUSTEES SUBDIVISION ON SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**



STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563


The property hereinabove described was acquired by the Grantor by instrument and recorded in Document **1514119020**, Cook County, State of Illinois.

Handwritten signatures and initials, including a large 'X' and 'JTB'.

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IN WITNESS WHEREOF, the said Grantor has signed these presents.

REAL ESTATE TRANSFER TAX		18-Aug-2015	
	COUNTY:	ILLINOIS:	TOTAL:
			
		0.00	0.00
		0.00	0.00
		0.00	0.00
25-16-113-003-0000   20150801615787   1-816-361-856			

REAL ESTATE TRANSFER TAX		18-Aug-2015	
	CHICAGO:	CTA:	TOTAL:
		0.00	0.00
		0.00	0.00
		0.00	0.00
25-16-113-003-0000   20150801615787   2-116-778-880			

**HSBC Bank USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Mortgage Pass-Through Certificates, Series 2007-1**

*x Chad M Kuhl 8/5/15*

**By: Wells Fargo Bank, N.A. as Attorney in Fact**

Its: **CHAD M. KUHL**  
Date: Vice President Loan Documentation

Witness: *Alley Pannikus*  
Name: *Alley Pannikus*

Witness: *[Signature]*  
Name: *Amanda Lind*

**EXEMPT** under provisions of Paragraph *E*  
Section 4, Real Estate Transfer Tax Act.  
*8/18/15*  
Date  
*[Signature]*  
Buyer, Seller or Representative

State of Iowa

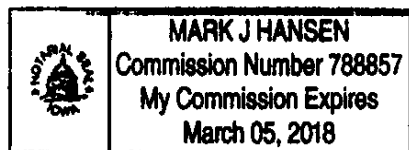
County Dallas

On this *5* 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 LD* (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, Mortgage Pass-Through Certificates, Series 2007-1**, 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



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Prep. by \$

<p>When Recorded Return To:</p> <p>Ginali Associates, P.C. 947 Plum Grove Road Schaumburg, IL 60173</p>	<p>Send Subsequent Tax Bills To:</p> <p>COUNTY OF COOK, ILLINOIS, A BODY POLITIC AND CORPORATE, D/B/A COOK COUNTY LAND BANK AUTHORITY 69 W Washington Suite 2938, Chicago, IL 60602</p>	<p>Drafted by:</p> <p>Nicholaus Ginali</p>
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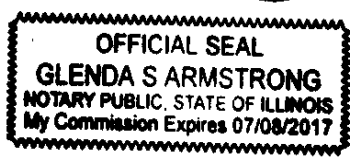
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 8/18, 2015

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 18<sup>th</sup> day of Aug., 2015  
Notary Public [Signature]

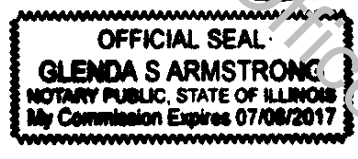


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 8/18, 2015

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 18<sup>th</sup> day of Aug., 2015  
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)