

UNOFFICIAL COPY



Doc#: 1602629037 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/26/2016 12:11 PM Pg: 1 of 4

Commitment Number: 150166945

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

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: Preston E. Crisler: 205 N Lorel Ave., Chicago, IL 60644

SPECIAL WARRANTY DEED

HSBC Mortgage Services Inc., whose mailing address is **636 Grand Regency Blvd, Brandon, FL 33510**, hereinafter grantor, for \$44,000.00 (Forty Four Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Preston E. Crisler**, hereinafter grantee, whose tax mailing address is **205 N Lorel Ave., Chicago, IL 60644**, the following real property:

LOT 20 IN BLOCK 2 IN THE SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 205 N Lorel Ave., Chicago, IL 60644

PARCEL IDENTIFICATION NUMBER: 16-09-3110-01


UNOFFICIAL COPY



Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1516122019**

REAL ESTATE TRANSFER TAX		26-Jan-2016
	CHICAGO:	330.00
	CTA:	132.00
	TOTAL:	462.00 *
16-09-311-010-0000 20160101662233 1-340-793-408		

REAL ESTATE TRANSFER TAX		26-Jan-2016
	COUNTY:	22.00
	ILLINOIS:	44.00
	TOTAL:	66.00
16-09-311-010-0000 20160101662233 1-790-239-296		

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Executed by the undersigned on January 14th, 2016:

HSBC Mortgage Services Inc

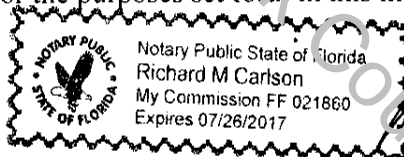
By: [Signature]

Printed Name: Keith Lee

Its: VP and Asst. Sec, Admin Serv. Div

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on 01/14, 2016 by Keith Lee its VP AND Asst. Sect. on behalf of **HSBC Mortgage Services Inc.** who is personally known to me or has produced known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: 1-25-16

[Signature]
Buyer, Seller or Representative

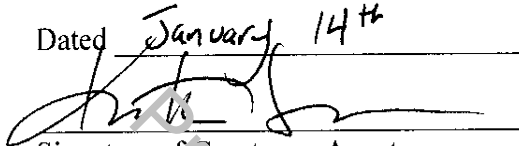


UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

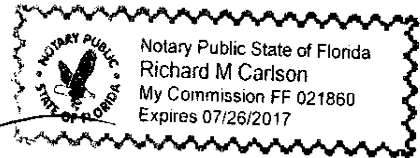
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 January 14th, 2016



Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Ken Lee
this 14th day of January,
2016.

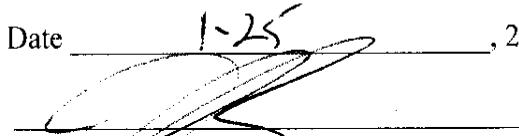


NOTARY PUBLIC



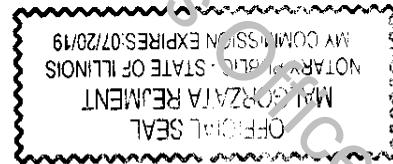
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date 1-25, 2016

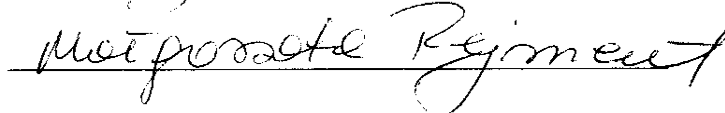


Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Michael Fishel
This 25th day of January 2016
2016.



NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)