

# UNOFFICIAL COPY



Doc#: 1611022166 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/19/2016 01:19 PM Pg: 1 of 3

Grant to  
Real Advantage, LLC  
1000 Commerce Dr. 5th Floor  
Pittsburgh, PA 15277  
US0011

## SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made between **HSBC Bank USA, National Association as Trustee for GSAA Home Equity Trust 2005-5** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **LB Realty E2, LLC** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$250,000.00** 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, RELINQUISH, 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**

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.

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."

# UNOFFICIAL COPY

PERMANENT REAL ESTATE INDEX NUMBER(S): 17-22-312-027-1014  
PROPERTY ADDRESS (ES): 2000 S. Michigan Avenue # 207, Chicago, IL 60616

IN WITNESS WHEREOF, said party of the first part has caused on 5 day of April, 2016.

**HSBC Bank USA, National Association as  
Trustee for GSAA Home Equity Trust 2005-5,  
by Wells Fargo Bank, N.A. its Attorney-in-  
Fact**

Susan L Brown 4/5/16

By: **Susan L Brown**  
Vice President Loan Documentation  
Its:

State of Iowa )  
) ss.  
County of Dallas )


On this 5 day of April, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Susan L Brown, 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 GSAA Home Equity Trust 2005-5**, by authority of its board of (directors or trustees) and the said (officer's name) Susan L Brown 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



This Instrument was prepared by:  
Real Advantage, LLC 453 611  
1000 Commerce Drive, Suite 520,  
Pittsburgh, PA 15275

Please send subsequent Tax Bills to:  
Skelkim Osmani - Grantee.  
2000 S Michigan Avenue #207,  
Chicago, IL 60616

**BRITNEY SWITZER**  
Commission Number 788863  
My Commission Expires  
March 5, 2018

REAL ESTATE TRANSFER TAX		19-Apr-2016
	CHICAGO:	1,875.00
	CTA:	750.00
	<b>TOTAL:</b>	<b>2,625.00 *</b>

17-22-312-027-1014 | 20160401691998 | 0-488-841-536  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		19-Apr-2016
	COUNTY:	125.00
	ILLINOIS:	250.00
	<b>TOTAL:</b>	<b>375.00</b>

17-22-312-027-1014 | 20160401691998 | 0-547-561-792

# UNOFFICIAL COPY

## EXHIBIT A

The following described Real Estate, to-wit:

**Parcel 1:**

Unit 207 and Unit P-3 in the Locomobile Lofts Condominium, as delineated on a survey of the following described real estate.

Part of Block 2 in George Smith's addition to Chicago, in the southwest fractional 1/4 of Section 22, Township 39 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an exhibit to the declaration of condominium recorded as Document Number 0422539031 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**Parcel 2:**

The exclusive right to the use of storage area S-207, a limited common element as delineated on a survey attached to the declaration of condominium recorded as Document Number 0422539031.

**Parcel 3:**

Easements in favor of Parcel 1 for ingress, egress, use and enjoyment as created by the declaration of covenants conditions, restrictions, and reciprocal easements recorded as Document Number 0422539030.

Being the same property conveyed to Zareena Abbas, as Trustees of the Zareena Abbas Revocable Living Trust, dated March 21, 2010 by deed dated March 25, 2010 and recorded May 20, 2010 in Document #: 1014049032 in Cook County, Illinois

Tax ID: 17-22-312-027-1014 (Condo Unit 207)  
17-22-312-027-1034 (Parking Unit P-3)

COMMONLY KNOWN AS: 2000 S. Michigan Avenue #207, Chicago, IL 60616