

# UNOFFICIAL COPY



Doc#: 1618739230 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/05/2016 03:06 PM Pg: 1 of 3

*Return to*  
Real Advantage, LLC  
1000 Commerce Dr., 5th Floor  
Pittsburgh, PA 15275  
*465028*

## SPECIAL WARRANTY DEED ILLINOIS

THIS INDENTURE, made between HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST SERIES 2006-ABI, duly authorized to transact business in the State of ILLINOIS, party of the first part, and C RELLA PROPERTIES, LLC, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Sixteen Thousand Five Hundred Fifty and 00/100 (\$16,550.00) Dollars 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

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."

*S* 4/10  
*P* 3  
*S* 1  
*M* 1  
*BC* Yes  
*E* See  
*AT* an



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## EXHIBIT A

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

Lot 7 (excepting the East 71 feet) in Block 1 in Surreybrook Subdivision of part of the West 1/2 of Section 25, Township 35 North, Range 14 East of the Third Principle Meridian, according to the plat thereof recorded April 19, 1973 as Document 22296201, in Cook County, Illinois.

Being the same property conveyed to HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST SERIES 2006-ABI, dated January 20, 2016, recorded January 27, 2016, as Document No. 1602734062 in Cook County Records.

TAX MAP OR PARCEL ID NO.: 32-25-109-057

COMMONLY KNOWN AS: 21460 Peterson Avenue, Sauk Village, IL 60411