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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

Real Advantage, LLC

1000 Commerce Dr., 5th Floor
Pittsburgh, PA 15275 SPECIAL WARRANTY DEED

U 65 15275 ILLINOIS

NATIONAL HSBC BANK USA, INDENTURE. made between THIS 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 Sixuen 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 A SC Ye

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PERMANENT REAL ESTATE INDEX NUMBER(S): 32-25-109-057 PROPERTY ADDRESS (ES): 21460 Peterson Avenue, Sauk Village, IL 60411

IN WITNESS WHEREOF, said party of the first part has caused on 6 of June, 2016.

> HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR **DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST SERIES 2006-**ABI, by WELLS FARGO BANK, N.A., its attorney in fact

06/06/16

Chad M. Kuhl Vice President Loan Documentation

State of Iowa

County Dallas

On this 6 day of June, A.D., 2016, before me, a Now y Public in and for said county, personally appeared , to me personally known, who being by me duly sworn (or affirmed) did say that (title) of said Wells Fargo Bank, N.A., a. Attorney-in-Fact for HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-D SECURITIES MORTGAGE LOAN

S 2006-ABI, by authority of its board of (directors or trustees) and the said (officer's acknowledged the execution of said instrument to be the voluntary act and deed of

said (corporation or association) by it voluntarily executed. SUSAN P STRABLE

Notary Public

(Stamp or Seal)

Asset Number: 1158025047A

This Instrument was prepared by: Kevin T. Kavanaugh, Esq.

3331 W. Big Beaver. Ste. 109

Troy, MI 48084

Licensed in IL, Bar ID No. 6280331

Please send subsequent Tax Bills to: C RELLA PROPERTIES, LLC

REAL ESTATE TRANSFER TAX

2:3-Jun-2016 8.50

COUNTY: 17.00 ILLINOIS: 25.50 TOTAL:

Commission Number 788866 My Commission Expires

March 05, 2018

32-25-109-057-0000

20160601619520 | 1-388-645-696

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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 FOX DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST SERIES 2006-ABI, dated January 20, 2016, recorded January 27, 2016, as Document No. 1602734062 in Cook Councy Records.

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

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