

UNOFFICIAL COPY

140297353057

PREPARED BY:
Codilis & Associates, P.C.
Brian P. Tracy, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#: 1634255030 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/07/2016 09:53 AM Pg: 1 of 2

Dec ID 20161201687601
ST/CO Stamp 1-994-538-816 ST Tax \$62.50 CO Tax \$31.25

MAIL TAX BILL TO:

Hyun W. Shin
719 S. Delphia
Park Ridge IL 60068

MAIL RECORDED DEED TO:

Hyun W. Shin
719 S Delphia
Park Ridge IL 60068


SPECIAL WARRANTY DEED

THE GRANTOR, HSBC Bank USA, N.A., of 1 Mortgage Way, Mailstop SV-23 Mount Laurel, NJ 08054, a corporation organized and existing under the laws of _____, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to THE GRANTEE(S) Hyun W. Shin, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT 5208-3A AND G 15 IN ROYAL CHATEAU CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 93477915, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 24-28-104-013-1037 ; 24-28-104-013-1027
PROPERTY ADDRESS: 5208 West 122nd Street, Unit 3A, Alsip, IL 60802

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or 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.

VILLAGE TAX	VILLAGE OF ALSIP	# 000001841	REAL ESTATE TRANSFER TAX
	 NOV. 30. 16		0021788
	REAL ESTATE TRANSACTION TAX		FP326706

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

UNOFFICIAL COPY

Special Warranty Deed - *Continued*

Dated this October 31, 2016

HSBC Bank USA, N.A

[Handwritten Signature]

STATE OF NS)
COUNTY OF Borl) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that HSBC Bank USA, N.A, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this October 31, 2016
Tamara L. McRae
Notary Public
My commission expires: 07-21-2021

Exempt under the provisions of _____ Date _____
Section 4, of the Real Estate Transfer Act _____
Agent.

TAMARA L. MCRAE
Notary Public
New Jersey
My Commission Expires 07-21-2021
No. 50042403

