

UNOFFICIAL COPY

Fidelity National Title

SCMP 160058931

1 OF 1

Doc#: 1634955066 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2016 11:20 AM Pg: 1 of 3

Dec ID 20161101679649
ST/CO Stamp 2-080-491-712 ST Tax \$76.50 CO Tax \$38.25
City Stamp 1-543-620-800 City Tax: \$803.25

MAIL TO:

HYMEN & BLAIR FC.
141 McHENRY RD #125
BUFFALO GROVE IL 60089
SPECIAL WARRANTY DEED
(CORPORATION TO CORPORATION)
ILLINOIS

THIS INDENTURE, made this 10 day of November, 2016, between **HSBC Bank USA, National Association**, as Trustee for **Luminant Mortgage Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1**, a corporation created and existing under and by virtue of the laws of the State of USA and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Maria's Staging and Development, Inc.**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 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 ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder 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 hereditament 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 Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): **14-06-110-091-1018**

PROPERTY ADDRESS(ES):

6350 N Hoyne Avenue #303, Chicago, IL, 60659

IN WITNESS WHEREOF, said party of the first part has caused by its Document Control Officer, the day and year first above written.

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HSBC Bank USA, National Association, as Trustee for Luminent Mortgage Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, by Select Portfolio Servicing, Inc., as Attorney in Fact

[Signature] 11/10/16

By **Robert Furbee**

Its **Document Control Officer**

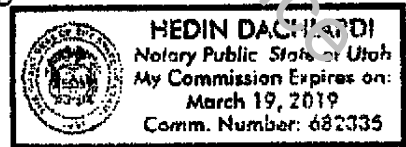
STATE OF Utah)
) SS
COUNTY OF Salt Lake)

I, Hedin Dachiaridi, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Furbee, personally known to me to be the Document Control Officer for Select Portfolio Servicing, Inc., as Attorney in Fact for HSBC Bank USA, National Association, as Trustee for Luminent Mortgage Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the Document Control Officer, (s)he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10 day of November, 2016.

[Signature]
Hedin Dachiaridi
NOTARY PUBLIC

My commission expires: MAR 19 2019





This Instrument was prepared by:
McCalla Raymer Pierce, LLC
1 North Dearborn, Suite 1300
Chicago, IL 60602
BY: Amanda Griffin


PLEASE SEND SUBSEQUENT TAX BILLS TO:
MARLA'S SPACING & DEVELOPMENT INC
5700 N LINCOLN AVE #B
CHICAGO, IL 60625

UNOFFICIAL COPY**EXHIBIT A**

PARCEL 1: UNIT 303 IN THE HOYNE GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE: THAT PART OF THE NORTH 169.604 FEET THEREOF (AS MEASURED PERPENDICULARLY TO THE NORTH LINE THEREOF) OF THE EAST 20 RODS OF THE NORTH ½ OF THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF DEVON AVENUE AND WEST OF THE WEST LINE OF HOYNE AVENUE (EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THE NORTH 125.00 FEET OF THAT PART THEREOF LYING WEST OF A LINE 198.30 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH HOYNE AVENUE AS DESCRIBED IN DOCUMENT NUMBER 10810155, ALSO EXCEPT THE WEST 30 FEET (MEASURED ALONG THE SOUTH LINE OF WEST DEVON AVENUE) OF THE NORTH 125 FEET (MEASURED PERPENDICULAR TO THE SOUTH LINE OF WEST DEVON AVENUE); WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0432227049 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-18, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 0434934000.

Commonly Known As: 6350 N Hoyne Avenue #303, Chicago, IL 60659

REAL ESTATE TRANSFER TAX		08-Dec-2016
	COUNTY:	38.25
	ILLINOIS:	76.50
	TOTAL:	114.75
14-06-110-091-1018	20161101679649	2-080-491-712

REAL ESTATE TRANSFER TAX		08-Dec-2016
	CHICAGO:	573.75
	CTA:	229.50
	TOTAL:	803.25 *
14-06-110-091-1018	20161101679649	1-543-620-800

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