

# UNOFFICIAL COPY



\*1710829050\*

Doc# 1710829050 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/18/2017 11:43 AM PG: 1 OF 5

## RETURN TO

First Title & Escrow,  
Jeri Gibbons  
7361 Calhoun Place  
Suite 200  
Rockville, MD 20855

## Prepared By

Anna Pittman Esq  
8940 Main St  
Clarence NY 14031

FILE T-139326

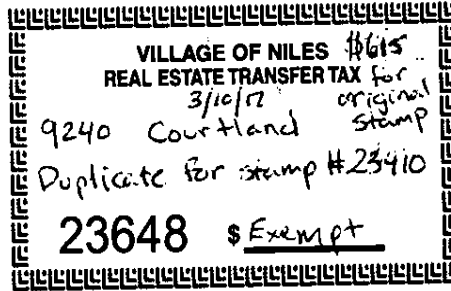
SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Property of Cook County Clerk's Office

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Mail to:  
First Title & Escrow  
7361 Calhoun Place, Suite 200  
Rockville, MD 20855



139326

## SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INSTRUMENT, made between HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR SG MORTGAGE SECURITIES TRUST 2006-FRE1, ASSET BACKED CERTIFICATES, SERIES 2006-FRE1 duly authorized to transact business in the State of ILLINOIS, party of the first part, and WLADYSLAWA MIETUS and BRONISLAW MIETUS, joint tenants with the full common law right of survivorship party of the second part, WITNESSETH, that, the party of the first part, for and in consideration of the sum of \$265,000.00 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, 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."

1292001942 // 9240 N COURTLAND  
220-IL-V3

### REAL ESTATE TRANSFER TAX

18-Apr-2017



COUNTY:	102.50
ILLINOIS:	205.00
TOTAL:	307.50

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PERMANENT REAL ESTATE INDEX NUMBER(S): 09-14-209-011
PROPERTY ADDRESS (ES): 9240 N COURTLAND DRIVE, NILES, IL 60714

IN WITNESS WHEREOF, said party of the first part has caused on 3 of November, 2016.

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR SG MORTGAGE SECURITIES TRUST 2006-FRE1, ASSET BACKED CERTIFICATES, SERIES 2006-FRE1 BY WELLS FARGO BANK, N.A., AS ITS ATTORNEY-IN-FACT

Courtney Blake
11/3/16

By: Courtney Blake
Vice President Loan Documentation

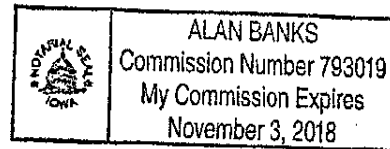
Its:

State of Iowa )
) ss.
County Dallas )

On this 3 day of November, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Courtney Blake, to me personally known, who being by me duly sworn (or affirmed) did say that that person is UPLD (title) of said Wells Fargo Bank, N.A., as Attorney-in-Fact for HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR SG MORTGAGE SECURITIES TRUST 2006-FRE1, ASSET BACKED CERTIFICATES, SERIES 2006-FRE1, by authority of its board of (directors or trustees) and the said (officer's name) Courtney Blake 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:
Anna Pittman, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405



Please send subsequent Tax Bills to:
Wladyslawa Mietus and Bronislaw Mietus
9240 N Courtland Drive
Niles, IL 60714

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## EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

LOT 121 IN PLAT OF RESUBDIVISION OF GOLF MILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 9240 N COURTLAND DRIVE, NILES, IL 60714

Pin 09-14-209-011-0000

# UNOFFICIAL COPY

**AFFIDAVIT FOR CERTIFICATION of  
DOCUMENT COPY  
(55 ILCS 5/3-5013)**

STATE OF ILLINOIS }  
          MARYLAND } ss.  
MONTGOMERY COUNTY }

I, (print name) Jeri Gibbons being duly sworn, state that I  
have access to the copies of the attached document(s) (state type(s), of  
document(s)) SPECIAL WARRANTY Deed

as executed by (name(s) of party(ies)) Grantor\*  
\* HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR SG MORTGAGE  
- SECURITIES TRUST 2006-FRE1, ASSET BACKED CERTIFICATES, SERIES 2006-FRE1  
GRANTOR- WLADYSLAW MIETUS and BRONISLAW MIETUS  
My relationship to the document is (ex. - Title Company, agent, attorney)  
Title Company

I state under oath that the original of this document is lost, or not in possession of  
the party needing to record the same. To the best of my knowledge the original  
document was not intentionally destroyed or in any manner disposed of for the  
purpose of introducing a copy thereof in place of the original

Affiant has personal knowledge that the foregoing statements are true.

Jeri Gibbons  
Signature Jeri GIBBONS

3/15/2017  
Date

Subscribed and sworn to before me  
this 15 day of MARCH, 2017

Natasha D. Squires  
Notary Public

NATASHA D. SQUIRES  
NOTARY PUBLIC  
MONTGOMERY COUNTY, MD  
COMMISSION EXPIRES: ~~SEP~~ OCT 12, 2017

NATASHA D. SQUIRES  
NOTARY PUBLIC  
MONTGOMERY COUNTY, MD  
COMMISSION EXPIRES: OCT 12, 2017

CCRD REVIEW [Signature]