

# UNOFFICIAL COPY

Doc#. 1713249196 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/12/2017 11:21 AM Pg: 1 of 3

Dec ID 20170401644279  
ST/CO Stamp 1-302-102-464 ST Tax \$253.50 CO Tax \$126.75  
City Stamp 0-525-057-728 City Tax: \$2,661.75



AH PP (CH)

Commitment Number# 27ST00957 RM

This instrument prepared by:  
Segel Law Group, Inc.  
1827 Walden Office Square, Suite 450  
Schaumburg IL 60173

After Recording Return To:  
South Bay Partners, LLC  
1165 N. Clark St, 700  
Chicago, IL 60610

Mail Tax Statements To: South Bay Partners, LLC; 1165 N. Clark St, 700, Chicago, IL 60610

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-26-320-042-0000**

## SPECIAL WARRANTY DEED

HSBC Bank USA, National Association, as Trustee for GSAA Home Equity Trust 2005-9, Asset-Backed Certificates, Series 2005-9, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$253,050.00 (Two Hundred Fifty Three Thousand Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to South Bay Partners, LLC, hereinafter grantee, whose tax mailing address is 1165 N. Clark St, 700, Chicago, IL 60610, the following real property:

Lot 30 in C.P. Dose's Subdivision of Block 13 (Except the North 44 feet thereof) in Kimball's Subdivision of the East 1/2 of the Southwest 1/4 and the West 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 2502 N. Lawndale Ave, Chicago IL, 60647

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1700334011**

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Commitment Number#17ST00957

Executed by the undersigned on April 27th, 2017 :

**HSBC Bank USA, National Association, as Trustee for GSAA Home Equity Trust 2005-9, Asset-Backed Certificates, Series 2005-9 By Nationstar Mortgage, LLC as its Attorney in Fact**

By: Natalie Brown

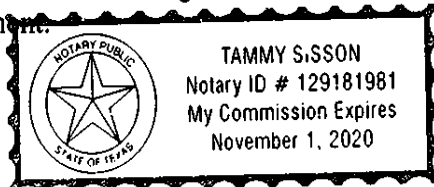
Name: Natalie Brown

Its: Asst Secretary



STATE OF Texas  
COUNTY OF Denton

The foregoing instrument was acknowledged before me on April 27th, 2017, by Natalie Brown its Asst Secretary on behalf of **Nationstar Mortgage LLC, as Attorney in Fact for HSBC Bank USA, National Association, as Trustee for GSAA Home Equity Trust 2005-9, Asset-Backed Certificates, Series 2005-9**, who has produced personally known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]  
Notary Public

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative