

# UNOFFICIAL COPY

Doc#: 1717957035 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/28/2017 09:16 AM Pg: 1 of 3

Dec ID 20170601666640  
ST/CO Stamp 1-669-102-016 ST Tax \$68.00 CO Tax \$34.00

## SPECIAL WARRANTY DEED Corporation to Individual

SC 170097115  
FIDELITY NATIONAL TITLE

THIS INDENTURE, made this 5 day of June, 2017 HSBC Bank USA, National Association, as Trustee for People's Choice Home Loan Securities Corp., People's Choice Home Loan Securities Trust Series 2005-1, Mortgage-Backed Notes, Series 2005-1, duly authorized to transact business in the State of ILLINOIS, party of the first part, and Party of the second part Ana Costache (Grantee's Address) 9809 S KEELER, OAK LAWN, IL 60453

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration 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 said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

UNIT 19 AND 19-G TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN PARKSHIRE ESTATES CONDOMINIUM NUMBER 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 20132073, AS AMENDED FROM TIME TO TIME IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 24-10-225-016-1019  
Address of Real Estate 9809 S KEELER, OAK LAWN, IL 60453

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

Village of Oak Lawn Real Estate Transfer Tax \$300 02956

Village of Oak Lawn Real Estate Transfer Tax \$20 02314

Village of Oak Lawn Real Estate Transfer Tax \$20 02313

### REAL ESTATE TRANSFER TAX

23-Jun-2017



COUNTY: 34.00  
ILLINOIS: 68.00  
TOTAL: 102.00

24-10-225-016-1019

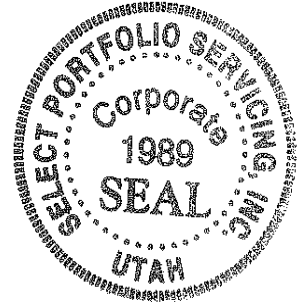
20170601666640 | 1-669-102-016

# UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed the day and year first above written.

HSBC Bank USA, National Association, as Trustee for People's Choice Home Loan Securities Corp., People's Choice Home Loan Securities Trust Series 2005-1, Mortgage-Backed Notes, Series 2005-1

By: Select Portfolio Servicing Inc.  
F/K/A Fairbanks Capital Corp.  
As Attorney-in-Fact



By [Signature] 6.5.17  
Jason Clarke, Document Control Officer  
Jason Clarke, Document Control Officer

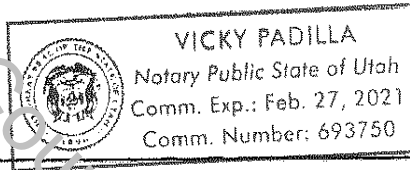
STATE OF UTAH, COUNTY OF SALT LAKE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of JUNE, 2017.

By: Jason Clarke Document Control Officer, Personally Known

Vicky Padilla (Notary Public)



Prepared By: Renee Meltzer Kalman  
20 N. Clark St. Suite 1200  
Chicago, Illinois 60602

Mail To: Ana Costache  
9809 S KEELER  
OAK LAWN, IL 60453  
*Margaret has  
14516 John Humphrey Drive  
Orland Park IL 60462*

Name & Address of Taxpayer:  
Ana Costache  
9809 S KEELER  
OAK LAWN, IL 60453

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

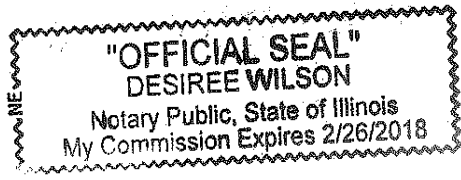
**GRANTOR OR AGENT:**

*[Handwritten Signature]*  
Signature

Eileen J Prochytzka  
Print Name

Subscribed and sworn to before me this 22<sup>nd</sup> of June, 2017

*[Handwritten Signature]*  
Notary Public



The grantee or their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

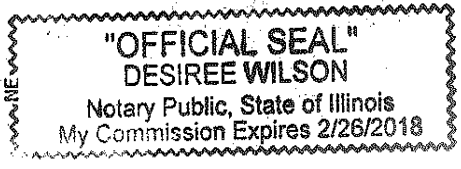
**GRANTEE OR AGENT:**

*[Handwritten Signature]*  
Signature

Eileen J Prochytzka  
Print Name

Subscribed and sworn to before me this 22<sup>nd</sup> of June, 2017

*[Handwritten Signature]*  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]