

# UNOFFICIAL COPY

Fidelity National Title

2000-4013665

Doc#: 1733449452 Fee: \$70.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/30/2017 01:46 PM Pg: 1 of 2

Dec ID 20171101661898  
ST/CO Stamp 0-666-880-032 ST Tax \$48.00 CO Tax \$24.00  
City Stamp 1-546-104-768 City Tax: \$504.00

## SPECIAL WARRANTY DEED

Completed By: GinaB Associates, P.C.  
947 N. Plum Grove Road, Schaumburg, IL 60173

THIS INDENTURE made on the 6<sup>th</sup> day of April, 2010, by and between

HSBC Bank USA, N.A., as Trustee for the registered holders of First NLC Trust 2007-1 Mortgage-Backed Certificates, Series 2007-1, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and RAZIA S. AHMED, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other 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, ALIENATE AND CONVEY unto the party of the second part, RAZIA S. AHMED, and her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

UNIT NUMBER 1223-3B IN THE LUNT COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 14 AND 15 IN W. D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND 8 WITH LOT 1 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 WITH THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 23240455, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 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 party of the second part, RAZIA S. AHMED, her heirs and assigns forever.


And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, RAZIA S. AHMED, her 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 DEFEND as to matters of title.

Permanent Real Estate Numbers: 11-32-114-031-1030

Address of the Real Estate: 1223 W. Lunt #3B  
Chicago, IL 60626

Asset 6191001

REAL ESTATE TRANSFER TAX	30-NOV-2017
	COUNTY: 24.00
	ILLINOIS: 48.00
	TOTAL: 72.00
11-32-114-031-1030	20171101661898   0-666-880-032

REAL ESTATE TRANSFER TAX	30-NOV-2017
	CHICAGO: 360.00
	CTA: 144.00
	TOTAL: 504.00 *
11-32-114-031-1030	20171101661898   1-546-104-768

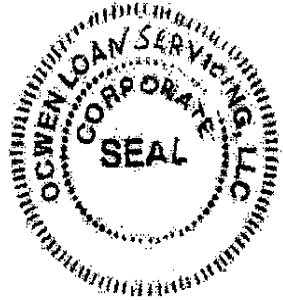
\* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

HSBC Bank USA, N.A., as Trustee for the registered holders of  
First NLC Trust 2007-1 Mortgage-Backed Certificates,  
Series 2007-1

By: *Robert Kaltenbach* **ROBERT KALTENBACH**  
Senior Manager  
**OCWEN LOAN SERVICING LLC.**  
Pursuant to a delegation of authority



Property of Cook County Clerk's Office

MAIL TO:

Razia S. Ahmed  
1223 W Lunt #3B  
Chicago IL 60626

SEND SUBSEQUENT TAX BILLS TO:

Razia S. Ahmed  
1223 W Lunt #3B  
Chicago IL 60626

STATE OF FLORIDA

ORANGE COUNTY

**ROBERT KALTENBACH**  
Senior Manager

On this date, before me personally appeared Robert Kaltenbach, acknowledged that he executed the same as his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Florida aforesaid, this 6<sup>th</sup> day of April, 2010.

Valerie Braxton  
Notary Public

My term Expires: \_\_\_\_\_

