

# UNOFFICIAL COPY



Mail to:  
Boston National Title Agency, LLC  
400 Rouser Rd  
Bldg 2, Suite 602  
Coraopolis, PA 15108

Doc# 1917134058 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/20/2019 01:36 PM PG: 1 OF 4

## SPECIAL WARRANTY DEED (CORPORATION TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made between **HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2** duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Mykola Bagan**, whose address is **2112 W. Walton St., Chicago, IL 60622**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$50,500.00 (Fifty Thousand Five Hundred Dollars and Zero Cents)** 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 [Legal Description Attached as Exhibit]

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.

PAS Number: 0135580603  
220-IL-V4




S   4    
P   4    
S   1    
M       
SC       
E       
INT   5B

# UNOFFICIAL COPY

The Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.



PERMANENT REAL ESTATE INDEX NUMBER(S): **25-03-201-032-0000**  
PROPERTY ADDRESS (ES): **518 East 87th Place, Chicago, IL 60619**

IN WITNESS WHEREOF, said party of the first part has caused on 6 day of May, 2019.

REAL ESTATE TRANSFER TAX	20-Jun-2019
 CHICAGO:	378.75
CTA:	151.50
TOTAL:	530.25 *

25-03-201-032-0000 | 20190601605171 | 0-149-368-928  
\* Total does not include any applicable penalty or interest due.

**HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2, by Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact, by POA recorded in Cook County, IL 3/1/2018 in document # 1806042006.**

REAL ESTATE TRANSFER TAX	20-Jun-2019
 COUNTY:	25.25
 ILLINOIS:	50.50
TOTAL:	75.75

25-03-201-032-0000 | 20190601605171 | 1-711-386-720

By: Dalton Boerner 5.6.19

Name: DALTON BOERNER  
Vice President Loan Documentation

Its: \_\_\_\_\_

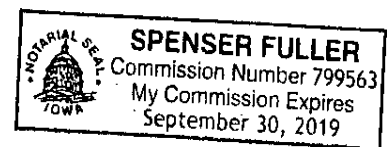
State of Iowa

County Dallas

On this 6 day of May, A.D., 2019, before me, a Notary Public in and for said county, personally appeared Dalton Boerner, to me personally known, who being by me duly sworn (or affirmed) did say that person is VPCS (title) of said Wells Fargo Bank, N.A. as attorney in fact for **HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2**, by authority of its board of (directors or trustees) and the said(officer's name) Dalton Boerner acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Spenser Fuller (Signature)  
Notary Public

(Stamp or Seal)



# UNOFFICIAL COPY

This Instrument was prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605. Commitment Number: DEF188166

Please send subsequent Tax Bills to:  
Mykola Bagan  
2112 W. Walton St., Chicago, IL 60622

**COOK COUNTY  
RECORDER OF DEEDS**

**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

COOK COUNTY

## EXHIBIT A RECORDER OF DEEDS

Lot 41 in Block 27 in Southeast Gross subdivision of Blocks 27 to 42 in Dauphin Park 2nd Addition, a subdivision of West 1/2 of Northeast 1/4 of Section 3, Township 37 North, Range 14, East of the Third principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: **518 East 87th Place, Chicago, IL 60619**

Property of Cook County Clerk's Office