

2 01-00272-SL

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(Corporation to Individuals)

2021-00272-SL

This Indenture made this day of

May 12, 2021 between

Doc#: 2114101504 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/21/2021 01:22 PM Pg: 1 of 2

Dec ID 20210201632669

ST/CO Stamp 1-726-105-872 ST Tax \$750.00 CO Tax \$375.00

City Stamp 0-940-544-272 City Tax: \$7,875.00

HSBC Bank USA, National Association as Trustee for Luminant Mortgage Trust 2001-2,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

Amanda P. Terc and Saim Burcin Kaplanoglu, a married couple, as Tenants by the Entirety,

party of the second part.

(GRANTEE'S ADDRESS): 221 East Walton Place, 2E, Chicago, IL 60611

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 said party of the second part, and to their heirs and assigns, all the following described land, situate in the County of Cook and State of Illinois, known and described as follows, to wit:

UNIT 1801 AND PARKING SPACE 65, A LIMITED COMMON ELEMENT, IN THE KINGSBURY ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL THAT PART OF LOTS 4 AND 5 IN THE NORTH 1/2 BLOCK 1 IN THE ASSESSORS DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE LAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0318227049, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

HOA AMENDMENT TO DECLARATION RECORDED IN DOCUMENT #0662619001, DATED 11/14/2005, RECORDED 01/26/2006 COMBINED UNIT 1801 AND 1802. PER THE ORIGINAL HOA DECLARATION, PARKING SPACES RUN WITH THE LAND AND THEREFORE PARKING SPACES 65 AND 93 ARE ASSIGNED TO UNIT 1801.

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number:17-09-127-045-1122

Address of Real Estate: 653 N. KINGSBURY ST., UNIT #1801, CHICAGO, IL 60654

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise 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 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.

PREMIER TITLE

UNOFFICIAL COPY

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 DEFEND.

The 12th day May, 2021

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.


Matthew Silvis
Assistant Vice President

by PNC Bank, National Association as Attorney-In-Fact for HSBC Bank USA, National Association as Trustee for Luminant Mortgage Trust 2007-2,

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Matthew Silvis, personally appeared before me and acknowledged himself/herself as the Assistant Vice President of PNC Bank, National Association as Attorney-In-Fact for HSBC Bank USA, National Association as Trustee for Luminant Mortgage Trust 2007-2, and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her 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 seal this 12th day of May, 2021.

My commission expires: March 23, 2023

Signature: Lisa Coultas

IMPRESS SEAL HERE

Commonwealth of Pennsylvania - Notary Seal
Lisa Coultas, Notary Public
Allegheny County
My commission expires March 23, 2023
Commission number 1289197
Member, Pennsylvania Association of Notaries

Prepared By: Prepared By: Joseph J. Klein, 1051 Perimeter Drive, Suite 300, Schaumburg, IL 60173

Mail To: Exec. 653. N. Kingsbury St #1801

Send Tax Bills To: Chicago IL 60654