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\*2412207001\*

Doc# 2412207001 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/1/2024 9:34 AM

PAGE: 1 OF 4

Property of Cook County Clerk's Office

**SPECIAL WARRANTY DEED  
9230 S GREENWOOD AVE.  
CHICAGO, IL 60619  
25-02-312-049-0000**

PREPARED BY & RETURN TO:  
BOSTON NATIONAL TITLE  
400 ROUSER RD., BLDG 2, 5TH FLOOR  
CORAOPOLIS, PA 15108

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Return to:  
 Boston National Title  
 400 Rouser Rd., Bldg. 2, 5th Floor  
 Coraopolis, PA 15108

**SPECIAL WARRANTY DEED**  
 (Illinois)

THIS INDENTURE, made between **HSBC Bank USA, National Association**, as Trustee for **Ace Securities Corp., Home Equity Loan Trust, Series 2004-HE3, Asset-Backed Pass Through Certificates**, a National Association organized under the laws of the United States, and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Richard Melendez**, a single man, whose tax mailing address is **1921 Charles Lane, Aurora, IL 60505**, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of **\$64,500.00 (Sixty Four Thousand Five Hundred Dollars and Zero Cents)** in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, 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:

The following described real estate, situated in **Cook County, Illinois**, to wit: **Lot 14 (except the South 9 feet) and Lot 13 (except the North 8 feet) in Block 16 in William V. Jacob's subdivision of Blocks 10 to 16 in Calumet Chicago Canal and Dock Company's subdivision of the West 3/4 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 2, all that part of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 2, lying East of the Illinois Central Railroad, all that part of the Northwest 1/4 of the Southwest 1/4 of Section 2, lying East of the Illinois Central Railroad, the West 3/4 of the North 1/2 and the West 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 2, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

Parcel No.: **25-02-312-049-0000**

Property Address is: **9230 S GREENWOOD AVE, CHICAGO, IL 60619**

For title reference see prior Deed dated **01/26/2024** and recorded on **03/14/2024** with the **Cook County Recorder** in Book N/A, Page N/A, and/or Instrument Number **2407428183**.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE

220-IL-V5

**9230 S GREENWOOD AVE**

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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.

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

The said Grantor has caused this deed to be executed on March 27, 2024.

**HSBC Bank USA, National Association,  
as Trustee for Ace Securities Corp., Home  
Equity Loan Trust, Series 2004-HE3,  
Asset-Backed Pass Through Certificates,  
by Wells Fargo Bank, N.A. who has been  
appointed as Attorney-in-Fact**

By: 

Name: KENNETH L. KIGER  
Its: Vice President Loan Documentation

Date: 27<sup>th</sup> day of March, 2024

**REAL ESTATE TRANSFER TAX** 30-Apr-2024



<b>CHICAGO:</b>	483.75
<b>CTA:</b>	193.50
<b>TOTAL:</b>	677.25 *

25-02-312-049-0000 | 20240401689158 | 0-123-152-688

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

**REAL ESTATE TRANSFER TAX** 30-Apr-2024



<b>COUNTY:</b>	32.25
<b>ILLINOIS:</b>	64.50
<b>TOTAL:</b>	96.75

25-02-312-049-0000 | 20240401689158 | 0-959-039-792

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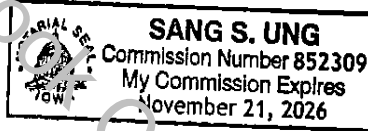
State of Iowa

County Dallas

On this 27th day of March, A.D., 2024, before me, a Notary Public in and for said county, personally appeared Kenneth L. Kiger, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **Wells Fargo Bank, N.A. as attorney in fact for HSBC Bank USA, National Association, as Trustee for Ace Securities Corp., Home Equity Loan Trust, Series 2004-HE3, Asset-Backed Pass Through Certificates**, by authority of its board of (directors or trustees) and the said(officer's name) Kenneth L. Kiger acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Sang S. Ung (Signature) (Stamp or Seal)

Notary Public



Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.