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SPECIAL WARRANTY DEED

Doc#: 1331804023 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/14/2013 09:09 AM Pg: 1 of 2

U.S. BANK NATIONAL ASSOCIATION AS
LEGAL TITLE TRUSTEE FOR TRUMAN 2012
SC2 TITLE TRUST

WSA520029
201356368

THIS INDENTURE is made this 15th day of October, 2013, between U.S. Bank National Association as Legal Title Trustee for Truman 2012 SC2 Title Trust, party of the first part, and Matthew Cullen and Elizabeth Cullen, husband and wife, 1026 W. George Street, Chicago, Illinois ~~60657~~ *60657*, as joint tenants, parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the parties of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby REMISE, RELEASE and CONVEY unto said parties of the second part, and to their successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

Lot 7 in Resubdivision of Lots 33 and 46 in Koester and Zander's Grayland Park Addition to Irving Park, a subdivision of Lot 1 in Circuit Court Partition in Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 3705 N. Lavergne Avenue, Chicago, Illinois 60641
Permanent Index No. 13-21-222-018-0000

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing. Property sold "AS IS" and "WHERE IS"

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, 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, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said parties of the second part, their successors and assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree to and with said parties of the second part, their successors and assigns, that it has not done or suffered to be done, anything whereby the 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 them, it WILL WARRANT AND FOREVER DEFEND.

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 Mitchell Samberg, and attested to by Alejandro J. Lopez, this 15th day of October, 2013.

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U.S. BANK NATIONAL ASSOCIATION AS
LEGAL TITLE TRUSTEE FOR TRUMAN
2012 SC2 TITLE TRUST

ATTEST

By:

Alexandro J. Lopez

Mitchell Sambers

STATE OF NEW YORK)
) §§
COUNTY OF Westchester)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Mitchell Sambers, Attorney in fact of U.S. Bank National Association as Legal Title Trustee for Truman 2012 SC2 Title Trust, and the above-named Alexandro J. Lopez, Attorney in fact of U.S. Bank National Association as Legal Title Trustee for Truman 2012 SC2 Title Trust, personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of October, 2013.

MELISSA A. CHAFFEE
Notary Public, State of New York
Registration #01CH185678
Qualified in Dutchess County
Commission Expires April 21, 2016

Melissa A. Chaffee
Notary Public

Prepared by: James A. Larson, Esq.
Larson & Associates, P.C.
230 W. Monroe - Suite 2220
Chicago, Illinois 60606

Mail to: Daniel G. Quinn, Esq.
4479 Central Avenue
Western Springs, Illinois 60558

Send Tax Bills To: Matthew Cullen and Elizabeth Cullen
1026 W. George Street
Chicago, Illinois 60657

REAL ESTATE TRANSFER	10/24/2013
CHICAGO:	\$2,085.00
CTA:	\$834.00
TOTAL:	\$2,919.00

13-21-222-018-0000 | 20131001606073 | Z4DRF3

REAL ESTATE TRANSFER	10/24/2013
COOK	\$139.00
ILLINOIS:	\$278.00
TOTAL:	\$417.00

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