

# UNOFFICIAL COPY



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1/1

Chicago Title Insurance Company

**SPECIAL WARRANTY DEED**  
(Trust to individual)



1515210019

Doc#: 1515210019 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/01/2015 10:04 AM Pg: 1 of 3

**THIS INDENTURE**, made this 7th day of April, 2015, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE for QUEEN'S PARK OVAL ASSET HOLDING TRUST, a Delaware statutory trust, GRANTOR, party of the first part, and MARTHA NIETO & SAUL ROJAS, as joint tenants with right of survivorship, GRANTEE, party of the second part, of 6029 S. Albany Ave., Chicago, IL 60629 (GRANTEE'S ADDRESS),

WITNESSETH, that said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration 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 said party of the second part, and to his heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

See attached Legal Description

**SUBJECT TO:** Covenants, conditions and restrictions of record; building lines and easements; and general real estate taxes not due and payable as of April 8, 2015.

Permanent Real Estate Index Number: 19-23-205-014-0000

Address of Real Estate: 3415 W. 63rd Place, Chicago, IL 60629

Together with all the singular and 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 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** said premises as above described, with the appurtenances, unto said party of the second part, his heirs and assigns forever.

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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

**BOX 333-CT**

S Y  
P 3  
S N  
SC Y  
INT Y

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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE for QUEEN'S PARK OVAL ASSET HOLDING TRUST

By: Larry A. Chambers, Attorney in Fact  
Larry A. Chambers, Attorney-in-Fact

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that Larry A. Chambers, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act and deed of the Grantor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of April, 2015

David Rivera (Notary Public)

**Prepared By:** Larry A. Chambers  
Attorney at Law  
3856 Oakton St.  
Skokie, IL 60076



**Mail To:**  
Victoria I. Perez  
Attorneys at Law  
4126 N. Lincoln Ave., Unit 1  
Chicago, IL 60618

**Name & Address of Taxpayer:**  
Martha Nieto & Saul Rojas  
3415 W. 63rd Place  
Chicago, IL 60629

<b>REAL ESTATE TRANSFER TAX</b>		25-May-2015
CHICAGO:		536.25
CTA:		214.50
<b>TOTAL:</b>		<b>750.75</b>
19-23-205-014-0000   20150501689648   1-245-470-080		

<b>REAL ESTATE TRANSFER TAX</b>		25-May-2015
COUNTRY:		35.75
ILLINOIS:		71.50
<b>TOTAL:</b>		<b>107.25</b>
19-23-205-014-0000   1-773-690-240		

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## LEGAL DESCRIPTION

**Order No.:** 15ST01283SK

**For APN/Parcel ID(s):** 19-23-205-014-0000

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The West 19 feet of Lot 54 and all of Lot 55 and the East 6 feet of Lot 56 in Block 3 in John E. Eberhardt's Subdivision of the Northeast 1/4 of Section 23, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office