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SPECIAL WARRANTY DEED

(Trust to Corporation)

[10.5.7.073.8.2.5]

Doc#. 1631355030 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/08/2016 12:17 PM Pg: 1 of 3

Dec ID 20161001675898

ST/CO Stamp 1-299-840-832 ST Tax \$65.00 CO Tax \$32.50

City Stamp 1-365-294-912 City Tax: \$682.50

THIS INDEN IN PE, made this 1st day of November, 2016, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE for QUEEN'S PARK OVAL ASSET HOLD'NG TRUST, a Delaware statutory trust, GRANTOR, party of the first part, and LOTUS HOME BUILDERS, LLC, an 'dinois limited liability company, GRANTEE, party of the second part, of

15 Hanson Rd., Algonquin IL 60102 (GPANTEE'S ADDRESSES),

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, REILLASE, 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 November 1, 2016.

Permanent Real Estate Index Numbers: 19-35-405-029-0000

Address of Real Estate: 3446 W. 84th Street, Chicago IL 60652

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

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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

**CARRIE** ANNE GROELLER

STATE OF ILLINOIS

COUNTY OF COOK

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

day of November

C/6/4/50/F/C0

(Notary Public)

OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires March 26, 2017

Prepared By: Larry A. Chambers

Attorney at Law 3856 Oakton St. Skokie, IL 60076

#### Mail To:

Joanna Klimek Law Office of Steven M. Shaykin 6444 N. Milwaukee Ave. Chicago IL 60631

#### Name & Address of Taxpayer:

Lotus Home Builders, LLC 15 Hanson Rd. Algonquin IL 60102

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### **LEGAL DESCRIPTION**

Order No.: 16ST07382SK

For APN/Parc #1/D(s): 19-35-405-029-0000

Lot 29 and the West 1/2 of Lot 30 in Block 6 in Mitchells Addition to Clarkdale, a Subdivision of the North 1/2 of the Southeast 1/4 of Section 35, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.