



Chicago Title Insurance Company

**SPECIAL WARRANTY DEED**

(Trust to Corporation)

*16ST07382SK 141*

# UNOFFICIAL COPY

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 INDENTURE**, 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 HOLDING TRUST, a Delaware statutory trust, GRANTOR, party of the first part, and LOTUS HOME BUILDERS, LLC, an Illinois limited liability company, GRANTEE, party of the second part, of

15 Hanson Rd., Algonquin IL 60102 (**GRANTEE'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, 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 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 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, **WILL WARRANT AND FOREVER DEFEND.**



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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 16ST07382SK

For APN/Parcel ID(s): 19-35-405-029-0000

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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.

Property of Cook County Clerk's Office