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Chicago Title Insurance Company
SPECIAL WARRANTY DEED

(Trust to Individual)

16ST07040SK 192

Doc#: 1632706030 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/22/2016 09:40 AM Pg: 1 of 3

Dec ID 20161101681062
ST/CO Stamp 0-578-433-216 ST Tax \$140.00 CO Tax \$70.00
City Stamp 1-226-969-280 City Tax: \$1,470.00

THIS INDENTURE, made this 17th 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 NELSON F. YANQUI and MARLENE YANQUI, husband and wife, GRANTEE, not as joint tenants and tenants in common, but as tenants by the entirety, party of the second part, of

2322 N. Avers Ave., Chicago IL 60647 (**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 17, 2016.

Permanent Real Estate Index Numbers: 13-33-208-026-0000

Address of Real Estate: 2242 N. LeClaire Ave., Chicago IL 60639

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.: 16ST07040SK

For APN/Parcel ID(s): 13-33-208-026-0000

Lot 1 in Brins Subdivision of Lot 7 (except the North 5 feet thereof) and all of Lots 8 to 17 inclusive in Block 7 in Chicago Land Investment Company's Subdivision in the Northeast 1/4 of Section 33, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office