

# UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 973 0082

1/3

## SPECIAL WARRANTY DEED

(Corporation to LLC)

(Illinois)



Doc# 1634401024 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/09/2016 12:02 PM PG: 1 OF 4

THIS AGREEMENT, made this 7<sup>th</sup> day of July, 2016, between U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and 3040 N SOUTHPORT LLC, 357 W. Chicago Ave., Suite 100, Chicago, IL 60654 as GRANTEE(S), WITNESSETH GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to it's heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 8 IN BLOCK 5 IN THE SUBDIVISION BY EXECUTORS OF W.E. JONES OF THAT PART LYING NORTH OF THE CENTER OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

JA

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the GRANTEE(S), it's heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), it's 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.

Permanent Real Estate Numbers: 14-29-109-035-0000

Address of the Real Estate: 3040 N SOUTHPORT, CHICAGO, IL 60657

*Av*


Grantor covenants that it is seized and possessed of the said land and has a right to convey it and warrants the title against the lawful claims of all persons claiming by, through and under it but not further otherwise.

S  
P  
S  
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INT

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Property of Cook County Clerk's Office



**REAL ESTATE TRANSFER TAX** 04-Nov-2016

	<b>CHICAGO:</b>	6,000.00
	<b>CTA:</b>	2,400.00
	<b>TOTAL:</b>	8,400.00 *

14-29-109-035-0000 | 20161001674250 | 1-793-064-768

\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX** 0-Nov-2016

	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	800.00
	<b>TOTAL:</b>	1,200.00

14-29-109-035-0000 | 20161001674250 | 1-648-361-664

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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 Authorized Signatory, and, if applicable, to be attested by its Authorized Signatory, the day and year first above written.

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST CALIBER REAL ESTATE SERVICES, LLC, AS ATTORNEY IN FACT

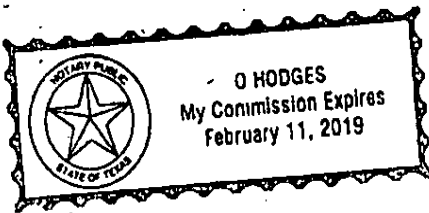
By Paula Keller Authorized Signatory

Attest: [Signature]  
Timothy J. Walter Authorized Signatory

STATE OF Texas  
COUNTY OF Dallas

I, O Hodges, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Paula Kelley, personally known to me to be the Authorized Signatory, an AUTHORIZED SIGNER OF CALIBER REAL ESTATE SERVICES, LLC, AS ATTORNEY IN FACT U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, a Delaware corporation, and Timothy J. Walter, personally known to me to be the Authorized Signatory of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Paula Kelley and Authorized Signatory, they signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal; this 7 day of July, 2016.



[Signature]  
Notary Public  
Commission Expires \_\_\_\_\_

MAIL TO:

Clara Hill  
130 E Randolph #390  
Chgo IL 60601

SEND SUBSEQUENT TAX BILLS TO:

352 W Lky #1100  
Chgo IL 60602

This instrument was prepared by The Law Offices of Ira T. Nevel, 175 North Franklin, Suite 201, Chicago, Illinois 60606.

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(Space Above Reserved for Recorder's Stamp)

## AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, Ashley Bandy being duly sworn, state that I have access to the copies of the attached document(s), for which I am listing the type(s) of document(s) below:  
(print name above)

Seed  
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

U.S. Bank Trust                      3040 N. Southport LLC  
(print name(s) of executor/grantor)                      (print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Title Company  
(print your relationship to the document(s) on the above line)

### OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

12-5-2010  
Affiant's Signature Above

[Signature]  
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

12-5-2010  
Date Document Subscribed & Sworn Before Me

[Signature]  
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCD, and while a similar affidavit is necessary for any photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document.