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SPECIAL WARRANTY DEED

Doc# 1707219027 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2017 01:41 PM PG: 1 OF 3

THIS INDENTURE, made this 03rd day of March 2017, by and between **U.S. Bank Trust National Association, As Trustee of the American Homeowner Preservation Trust Series 2014B**, with an address of 819 S. Wabash Ave. #606 Chicago, IL, 60605 ("Grantor") and **Icarus Investment Group, a**

Wyoming Limited Liability Company ("Grantee"),

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Grantor, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all of the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit "A" hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or 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, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to covenants, conditions, and restrictions of record, public and utility easements, existing leases and tenancies, unconfirmed special governmental taxes or assessments, and general real estate taxes not yet due and payable.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its officer the day and year first above written.

GRANTOR:

U.S. Bank Trust N.A., as Trustee of the American Homeowner Preservation Trust Series 2014B.
By: AHP Capital Management LLC, an Ohio limited liability company
Its: Administrator

By: [Signature]
Name: Jorge Newbery
Its: Manager

1779327 1/1
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

CCRD REVIEWER [Signature] 3

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Acknowledgement

State of IL)
County of Cook) SS.

On March 2, 2017, before me, Kristen A. White personally appeared Jorge Newbery, Manager of AHP Capital Management, an Ohio limited liability company, the Administrator of the American Homeowner Preservation Trust Series 2014B, who proved to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Kristen A. White
Signature of Notary



(Seal of Notary)

This Instrument Prepared By:

~~After Recording Return to:~~

American Homeowner Preservation, LLC
819 S. Wabash #606.
Chicago, IL 60605

MAIL TO ↓
Send Subsequent Tax Bills To:

Tracus Investment Group
P.O. Box 80338
Chicago IL 60680

REAL ESTATE TRANSFER TAX		13-Mar-2017
	CHICAGO:	225.00
	CTA:	90.00
	TOTAL:	315.00 *

21-30-104-042-1084 | 20170301619492 | 0-865-594-048

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

REAL ESTATE TRANSFER TAX		13-Mar-2017
	COUNTY:	15.00
	ILLINOIS:	30.00
	TOTAL:	45.00

21-30-104-042-1084 | 20170301619492 | 0-284-564-160

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EXHIBIT A

Legal Description

PARCEL 1: UNIT 2405 2 IN SILVER COAST CITADEL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5 AND 6 (EXCEPT FROM EACH OF THE SAID LOTS 5 AND 6, THE EASTERLY 33 FEET TAKEN FOR PHILLIPS AVENUE AND EXCEPT THE SOUTH 2 FEET OF SAID LOT 6) IN DIVISION 4 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127, AND 128 OF DIVISION 1 OF WESTFALL'S SUBDIVISION OF DOUGLAS TRACT, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011197262 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP, AS AMENDED FROM TIME TO TIME RECORDED AS DOCUMENT NO. 0011197262 FOR INGRESS, EGRESS, USE AND ENJOYMENT.

Common address: 2405 E. 72nd St. Unit 2 Chicago, IL 60649

PIN: 21-30-104-042-1084

Cook County Clerk's Office