

# UNOFFICIAL COPY



## Special Warranty Deed Corporation to Individual (Illinois)

Doc# 1712234059 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/02/2017 01:25 PM PG: 1 OF 3

Date of Deed  
Conveyance 4/25/17

Above Space for Recorder's Use Only

THIS AGREEMENT, made this 14th day of March, 2017, 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 Delaware and duly authorized to transact business in the State of Illinois, a party of the first part, and **Alvie E.K. Bender**, whose mailing address is 833 N. Harlem, Oak Park, IL 60302, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to their 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:

(See Exhibit A for legal description attached here to and made part here of)

Together with all and singular the 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 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 the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 15-13-431-043-1005  
Address of real estate: 1101 S Harlem Ave 201, Forest Park, IL 60130

FIDELITY NATIONAL TITLE

SCFR 1274002422  
1 of 3

### REAL ESTATE TRANSFER TAX



28-Apr-2017  
COUNTY: 35.00  
ILLINOIS: 70.00  
TOTAL: 105.00

15-13-431-043-1005 | 20170401643855 | 1-751-092-928

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. 6628

Approved/Date  
EJP 4-27-17

CCRD REVIEW

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_, and attested by its \_\_\_\_\_, the day and year first above written.

U.S. Bank Trust, N.A., As Trustee for LSF9 Master Participation Trust. By Caliber Real Estate Services, LLC as attorney in fact

By Paula Kelley Paula Kelley Authorized Signatory

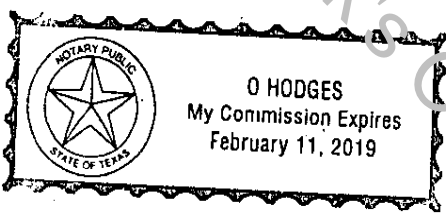
Attest: Heather Sayabouasy Heather Sayabouasy Authorized Signatory

STATE OF Texas )  
 ) SS  
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 of Caliber Real Estate Services, LLC as attorney in fact for U.S. Bank Trust, N.A., As Trustee for LSF9 Master Participation Trust, and Heather Sayabouasy, 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 Authorized Signatory and Authorized Signatory, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board 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 14 day of March 2017.  
O Hodges  
Notary Public  
Commission expires \_\_\_\_\_

**THIS DOCUMENT PREPARED BY:**  
Michael S. Fisher Attorney At Law, P.C.  
200 N. LaSalle St. Suite 2310  
Chicago, IL 60601



**MAIL TAX BILL TO:**  
Alvie E.K. Bender  
833 N. Harlem  
Oak Park, IL 60302

**MAIL RECORDED DEED TO:**  
Alvie E.K. Bender  
833 N. Harlem  
Oak Park, IL 60302

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## LEGAL DESCRIPTION Exhibit A

PARCEL 1: UNIT 201 IN THE PARKVIEW OF FOREST PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF LOT 1 IN BLOCK 8 IN THE SOUTH ADDITION TO HARLEM, BEING A SUBDIVISION OF THE EAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 2, 2001, AS DOCUMENT NUMBER 0010363520, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE 2.5, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM, RECORDED MAY 2, 2001, AS DOCUMENT NUMBER 0010363520.

Property of Cook County Clerk's Office