

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED

(Trust to Corporation)

17ST06292SK 244

Doc#: 1727617036 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/03/2017 11:32 AM Pg: 1 of 3

Dec ID 20170901628140

ST/CO Stamp 0-546-150-336 ST Tax \$100.00 CO Tax \$50.00

**THIS INDENTURE**, made this 26th day of September, 2017, by and between U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE for NEWLANDS ASSET HOLDING TRUST, a Delaware statutory trust, GRANTOR, party of the first part, and 323 INVESTMENTS LLC, an Illinois limited liability company, GRANTEE, party of the second part, of

786 Michigan Lane, Elk Grove Village, IL 60007 (**GRANTEE'S ADDRESS**),

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 September 26, 2017.

Permanent Real Estate Index Number: 15-04-121-027-0000

Address of Real Estate: 1506 N. 34th Ave., Melrose Park IL 60160

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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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Agent the day and year first above written.

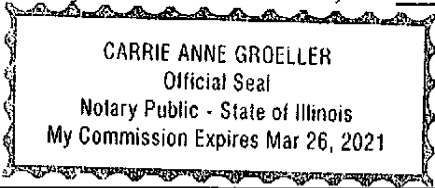
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE for NEWLANDS ASSET HOLDING TRUST

By: Larry A. Chambers, Attorney-in-Fact  
Larry A. Chambers, Attorney-in-Fact

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that Larry A. Chambers, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act and deed of the Grantor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of September, 2017

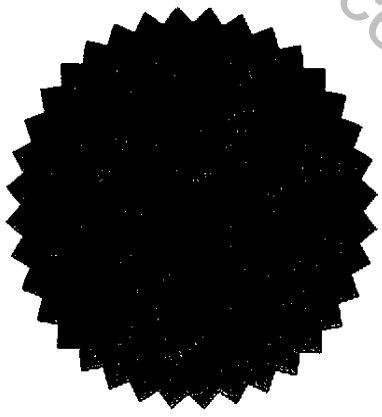


[Signature]  
(Notary Public)

**Prepared By:** Larry A. Chambers  
Attorney at Law  
3856 Oakton St.  
Skokie, IL 60076

**Mail To:**  
Unzueta Law Group PC  
115 W Main St  
Bensenville IL 60106  
**Name & Address of Taxpayer:**

323 Investments LLC  
786 Michigan Lane  
Elk Grove Village IL 60007



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## LEGAL DESCRIPTION

Order No.: 17ST06292SK

For APN/Parcel ID(s): 15-04-121-027-0000

The North Half Lot 10 in Block 2 in Henry Soffel's Second Addition to Melrose Park, in Section 4, Township 23 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office