



UNOFFICIAL COPY

Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Trust to Corporation)

17ST08619SK 191

Doc#: 1801006042 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/10/2018 10:11 AM Pg: 1 of 3

Dec ID 20180101680727  
ST/CO Stamp 0-861-379-616 ST Tax \$21.00 CO Tax \$10.50  
City Stamp 1-658-526-752 City Tax: \$220.50

**THIS INDENTURE**, made this 9th day of January, 2018, by and between 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 SMB REMODELING LLC, a Texas limited liability company, GRANTEE, party of the second part, of

1140 James Peter Court, Darien, IL 60561 (**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 January 9, 2018.

Permanent Real Estate Index Numbers: 20-27-229-013-0000

Address of Real Estate: 7437 S. Champlain Ave., Chicago IL 60619

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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## LEGAL DESCRIPTION

Order No.: 17ST08619SK

**For APN/Parcel ID(s): 20-27-229-013-0000**

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Lot 22 in Sub Block 3 in the Subdivision of the North 1/2 and the Southeast 1/4 of Block 3 of Brookline, a Subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office