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Chicago Title Insurance Company SPECIAL WARRANTY DEED (Trust to Corporation) ST086/9

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 AN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE for QUEEN'S PARK OVAL ASSET HODDING 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 50561 (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, F.E. LEASE, 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 inter 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 ir arywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and al 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, 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 QUEEN'S PARK OVAL ASSET HOLDING TRUST

By: Larry A Chambers, Attorney-in-Fact

STATE OF ILLINOIS

COUNTY OF COOK

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 2018 CARRIE ANNE GROELLER Official Seal Notary Public - State of Illinois My Commission Expires Mar 26, 2021 (Notary Public)

Prepared By: Larry A. Chambers

Attorney at Law 3856 Oakton St. Skokie, IL 60076

Mail To:

Igbal law offices 1 Westbrook Corporate Centr #300 Wood closte 12 60104

Name & Address of Taxpayer:

SMB Remodely LLC 14506 Locanb Dr. Houston TX 77087

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LEGAL DESCRIPTION

Order No.: 17ST08619SK

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

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 of the Principal .

Cook County Clerk's Office. Subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 38 North, Range 14, East of the Thind Principal Meridian, in Cook County, Illinois.