

# UNOFFICIAL COPY

Doc#: 1820118020 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2018 10:02 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED (Corporation to Individual)

US BANK NATIONAL ASSOCIATION AS  
LEGAL TITLE TRUSTEE FOR TRUMAN 2013  
SC3 TITLE TRUST

Dec ID 20180701626033  
ST/CO Stamp 1-817-462-560 ST Tax \$38.00 CO Tax \$19.00  
City Stamp 2-145-208-096 City Tax: \$399.00

THIS INDENTURE is made this 25 day of June, 2018, between US Bank National Association as Legal Title Trustee for Truman 2013 SC3 Title Trust, by and through its attorney-in-fact, Truman Capital Advisors LP, party of the first part, and Oscar Clemente, 5226 S. Moody Avenue, Chicago, Illinois 60638, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the party of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby REMISE, RELEASE and CONVEY unto said party of the part, and to his successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to-wit:

Lot 30 in Block 16 in South Lynne, a subdivision of the North ½ of Section 19, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 6352 S. Claremont Avenue, Chicago, Illinois 60636  
Permanent Index No. 20-19-100-033-0000

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing. Property sold "AS IS" and "WHERE IS"

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, 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, in and to the above-described premises; TO HAVE AND TO HOLD the said premises as above-described, with the appurtenances, unto the said party of the second part, his successors and assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, his successors and assigns, that it has not done or suffered to be done, anything whereby the 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 him, it WILL WARRANT AND FOREVER DEFEND.

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 William A. Meeks, and attested to by Alejandro J. Lopez, this 25 day of June, 2018.

**Chicago Title(L) 18WSA526243LP HD 1 of 1**

# UNOFFICIAL COPY

US BANK NATIONAL ASSOCIATION AS LEGAL  
TITLE TRUSTEE FOR TRUMAN 2013 SC3 TITLE  
TRUST, BY AND THROUGH TRUMAN CAPITAL  
ADVISORS LP, ITS ATTORNEY-IN-FACT

ATTEST

By:

Alexandro J. Lopez

William A Meeks

STATE OF New York )  
 ) §§  
COUNTY OF Westchester )

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named William A Meeks, CFO of Truman Capital Advisors LP, attorney-in-fact for US Bank National Association as Legal Title Trustee for Truman 2013 SC3 Title Trust, and the above-named Alexandro J. Lopez, Senior VP of Truman Capital Advisors LP, attorney-in-fact for US Bank National Association as Legal Title Trustee for Truman 2013 SC3 Title Trust, personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of June, 2018.

MELISSA A. CHAFFEE  
Notary Public, State of New York  
No. 01CH6185679  
Qualified in Dutchess County  
Commission Expires April 21, 2020

Melissa A Chaffee  
Notary Public

Prepared by: James A. Larson, Esq.  
Plunkett Cooney P.C.  
221 N. LaSalle Street – Suite 1550  
Chicago, Illinois 60601

Mail to: Pengtian Ma  
Law Offices of Ma & Associates  
2961 S. Archer Avenue  
Chicago, Illinois 60608

Send Tax Bills to: Oscar Clemente  
~~6352 S. Claremont Avenue~~ 5226 S. Moody Ave  
Chicago, Illinois 60636