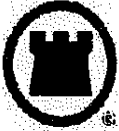


UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
(Trust to Corporation)

195T0034851C



Doc# 1905918005 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/28/2019 09:44 AM Pg: 1 of 3

Dec ID 20190201607647
ST/CO Stamp 1-837-139-360 ST Tax \$70.00 CO Tax \$35.00
City Stamp 0-226-526-624 City Tax: \$735.00

THIS INDENTURE, made this 26th day of February, 2019, 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 TAVERA CONSTRUCTION, INC., an Illinois corporation, GRANTEE, party of the second part, of

10551 S. Vicky Lane, Palos Hills, Illinois 60465 (**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 February 26, 2019.

Permanent Real Estate Index Numbers: 25-17-217-037-0000

Address of Real Estate: 10530 S. Aberdeen St., Chicago IL 60643

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, 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
Larry A. Chambers, Attorney-in-Fact

STATE OF ILLINOIS)
) ss
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 26th day of February, 2019.



(Notary Public)

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

Mail To:
Karen VanderWarren
120 E Ogden Ave # 124
Aurora IL 60521

Name & Address of Taxpayer:
Tavera Construction, Inc.
10551 Vicky Ln.
Palos Hills IL 60465

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EXHIBIT A

Order No.: 19ST00348SK

For APN/Parcel ID(s): 25-17-217-037-0000

Lots 13 and 14 (except the South 9 feet thereof) in Block 3 in Van Der Slice's Subdivision of the Northeast 1/4 of Baker and McCoun's Addition to Washington Heights, said Van Der Slice's Subdivision being the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office