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SPECIAL WARRANTY DEED



1907108285

Doc# 1907108285 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/12/2019 02:38 PM PG: 1 OF 4

THE GRANTOR(S)

(The space above for Recorder's use only)

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, of 3525 Piedmont Road, 7-700, Atlanta, GA 30305, A corporation created and existing by virtue of the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00) in hand paid, and pursuant to authority of said corporation, does, on this 15 day of March, 2019, REMISE ALIEN AND CONVEY TO THE GRANTEE to Glovinia L. Williams, a single person, 3711 Roxbury Lane, Alexandria, VA 22309 of in the following described Real Estate situated in Cook County, Illinois, commonly known as 2605 S Indiana Ave, Unit 1506, Chicago , IL 60616, legally described as:

See attached legal description

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2018 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 17-27-305-140-1123

Address(es) of Real Estate: 2605 S Indiana Ave, Unit 1506, Chicago, IL 60616

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Dated this 1st day of March, 2019

Exempt under provision of Paragraph B Section 31-45, Real Estate Transfer Act.

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

Seller's Representative

Joshua Gehman
Joshua Gehman

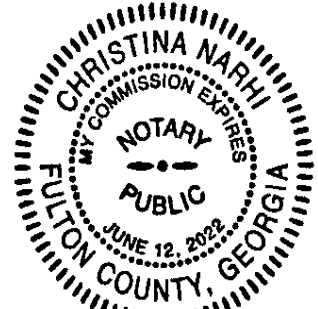
STATE OF Georgia)
COUNTY OF Fulton) ss.

I, Christina N. Darhi a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joshua Gehman personally known to me to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of March, 2019

Christina N. Darhi
NOTARY PUBLIC

Commission expires 6/12/22



This instrument was prepared by: Albert J. Beaudreau Attorney at Law, 11340 W. 159th Street, Orchard Park, IL 60467

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Glovinia L. Williams
3711 Roxbury Lane
Alexandria, VA 22309

Glovinia L. Williams
3711 Roxbury Lane
ALEXANDRIA, VA 22309

REAL ESTATE TRANSFER TAX		08-Mar-2019
	COUNTY:	45.00
	ILLINOIS:	90.00
	TOTAL:	135.00
17-27-305-140-1123 20190301617204 2-135-578-016		

REAL ESTATE TRANSFER TAX		08-Mar-2019
	CHICAGO:	675.00
	CTA:	270.00
	TOTAL:	945.00 *
17-27-305-140-1123 20190301617204 1-358-943-648		
* Total does not include any applicable penalty or interest due.		

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LEGAL DESCRIPTION:

Unit 1506 in the Startford at South Commons Condominium as delineated and defined on the Plat of survey of the following described parcel of real estate that part of Blocks 80 and 83 in Canal Trustee' s Subdivision of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of a line 167.0 feet South of and parallel with the South line of East 26th Street, being the North line of Lots 23 to 37, both inclusive, in Thomas Stinson' s Subdivision of Block 80 in Canal Trustee's Subdivision, aforesaid with a line 500 feet east of and parallel with the West line of South Indiana Avenue, being a line drawn from the Northeast corner of Lot 22 in Thomas Stinson's Subdivision, aforesaid, to the Southeast corner of Lot 26 in Laflin and Smith's Subdivision of Blocks 86 and 89 of Canal Trustee's Subdivision, aforesaid, thence East along a line parallel with said West line of South Indiana Avenue a distance of 23760 feet;

thence East along a line parallel with said South line of East 26th Street a distance of 79.50 feet to a point 404.60 feet South of said South line of East 26th Street and 224.50 feet East of said West line of South Indiana Avenue;

thence contorting East along said line parallel with the South line of East 26th Street. A distance of 25.10 feet;

thence North along a line parallel with said west line of South Indiana Avenue, a distance of 289.27 feet;

thence East along a line parallel with said South Line of East 26th Street, a distance of 25.10 feet;

thence North along a line parallel with said West line of South Indiana Avenue, a distance of 263.27 feet;

thence east along a line parallel with said south line of East 26th Street, a distance of 20.0 feet;

thence North along a line parallel with said South line of east 26th Street, a distance of 78.00 feet;

thence North along a line parallel with said West line of South Indiana Avenue, a distance of 43.0 feet;

thence East along a line parallel with said South line of East 26th Street, a distance of 94.66 feet to the West line of South Prairie Avenue being a line drawn from the South East corner of Lot 52 in Laflin and Smith's Subdivision, aforesaid, to the Northeast corner of Lot 37 in Thomas Stinson's Subdivision, aforesaid;

thence North along said West line of South Prairie Avenue a distance of 61.65 feet to said South line of East 26th Street;

thence West along said South line of East 26th Street a distance of 392.28 feet to said line 50.0 feet East of and parallel with the West line of South Indiana;

thence South along said last described parallel line, a distance of 167.0 feet to the place of beginning, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded October 1, 2001 as Document Number 001091373, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for the benefit of Parcel 1 as created by easement agreement made by American National Bank and Trust Company of Oil (Jack), as Trustee under Trust Agreement dated January 7, 1971, and known as Trust No. 30630 with American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 7, 1971 and known as Trust No. 30629 dated March 1, 1972 and recorded October 18, 1971 as Document Number 22089651 and filed on October 18, 1972 in the Registrar's Office of Cook County, Illinois as Document No. 2655205 for ingress and egress to and) from the Parking Facility upon the land and other property as described in Exhibit "D" attached thereto and for ingress and egress to and from the parking

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places located in the aforesaid parking facility, all in Cook County, Illinois and amendment dated October 1, 2001 recorded October 11, 2001 as Document Number 0010957367.

Parcel 3:

The exclusive right to use of Parking Space P3-55, a limited common element, as delineated on the survey attached to the Declaration aforesaid.

PROPERTY ADDRESS:

2605 S Indiana Ave, Unit 1506, Chicago , IL 60616

PERMANENT INDEX NUMBER:

17-27-305-140-1123

Property of Cook County Clerk's Office