

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Corporation to Individual)

U.S. BANK NATIONAL ASSOCIATION AS  
LEGAL TITLE TRUSTEE FOR TRUMAN 2016  
SC6 TITLE TRUST

Chicago Title / RSM  
1965C126001LP

Doc#: 1935308445 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/19/2019 01:42 PM Pg: 1 of 2

Dec ID 20191001627327  
ST/CO Stamp 1-976-632-672 ST Tax \$145.00 CO Tax \$72.50  
City Stamp 0-902-890-848 City Tax: \$1,522.50

THIS INDENTURE is made this 6 day of December, 2019, between U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, by and through its attorney-in-fact, Truman Capital Advisors LP, party of the first part, and Edi S. Cardenas Herrera, 4633 S. Trumbull Avenue, Chicago, Illinois 60632, 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 second part, and to her successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

Lot 33 in Block 10 in Frederick H. Bartlett Central Chicago, a subdivision of the Southeast ¼ in Section 4 and the Northeast ¼ and the Southeast ¼ in Section 9, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 4413 S. LeClaire Avenue, Chicago, Illinois 60638  
Permanent Index No. 19-04-410-004-0000

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, her 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, her 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 her, 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 Alexander J Lopez, and attested to by Christine M Seiler, this 6 day of December, 2019.

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U.S. BANK NATIONAL ASSOCIATION AS LEGAL  
TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST,  
BY AND THROUGH TRUMAN CAPITAL ADVISORS  
LP, ITS ATTORNEY-IN-FACT

ATTEST

Cheryl M. Seiler

By:

Alexander J. Lopez

STATE OF New York )  
COUNTY OF Westchester ) §§

The undersigned, Alexander J. Lopez, Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Senior VP of Truman Capital Advisors LP, attorney-in-fact for U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, and the above-named Authorized person of Truman Capital Advisors LP, attorney-in-fact for U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 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 6 day of December, 2019.

Susan G. Farese  
Notary Public

Prepared by:	James A. Larson, Esq. Plunkett Cooney, P.C. 221 N. LaSalle Street - Suite 1550 Chicago, Illinois 60601	SUSAN G. FARESE NOTARY PUBLIC-STATE OF NEW YORK No. 01FA6327942 Qualified in Rockland County My Commission Expires 07-20-2023
Mail to:	Sebastian Kos, Esq. 5529 S. Monroe Street Hinsdale, Illinois 60521	
Send Tax Bills To:	Edi S. Cardenas Herrera 4633 S. Trumbull Avenue Chicago, Illinois 60632	