

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

194085 96

Doc#: 2010720102 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/16/2020 10:08 AM Pg: 1 of 2

Dec ID 20200301650639  
ST/CO Stamp 1-909-305-568 ST Tax \$43.00 CO Tax \$21.50  
City Stamp 1-495-257-312 City Tax: \$451.50

### 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 14 day of February, 2020, REMISE ALIEN AND CONVEY TO THE GRANTEE to Benjamin Struss and Kathleen Struss, as **HUSBAND AND WIFE**, not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY** of \_\_\_\_\_

in the following described Real Estate situated in Cook County, Illinois, commonly known as 7363 South South Shore Drive, Unit 104, Chicago, IL 60649, legally described as:

#### Parcel 1:

Units 104 and 106 in 7363 South Shore Drive Condominium, as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel):

The Southeasterly 100 feet (measured on South Shore drive) of Lot 146, in Division 3, of South Shore Subdivision of the North Fractional 1/2 of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, together with a Resubdivision of Lots 1, 2, 4, 64, 66, 126, 127 and 128 of Division Number 1, of the Westfall's Subdivision of 208 Acres being the East 1/2 of the Southwest 1/4 and the Southeast Fractional 1/4 of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "D" to Declaration of Condominium made by La Salle National Bank, a National Banking Association as Trustee under Trust Agreement dated June 29, 1950 and known as trust number 12313 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 23204999 together with an undivided percentage in the said parcel (excepting from said parcel all the property and space comprising all the units as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

#### Parcel 2:

Easement for the benefit of Parcel 1 as created by grant by the La Salle National Bank, a National Banking Association, as Trustee Under Trust Agreement dated June 29, 1950 and known as Trust Number 12313 and the La Salle National Bank, a National Banking Association as Trustee under Trust Agreement dated June 29, 1950 and known as Trust Number 12312 dated October 15, 1950 and recorded October 20, 1950 as Document Number 14932656 for ingress and egress over and upon a strip of Land described as follows:

Beginning at the Northeasterly corner of said Parcel 1,

Thence Westerly along the Northerly line of said Parcel 1 to a point which is 24 feet 5 inches from the Westerly line of Said Parcel 1;

Thence Northerly and parallel to the said Westerly line 16 feet 7 1/2 inches

Thence Easterly and parallel to the Northerly line of said Parcel 1 to the Easterly line of the adjoining Lot 143, in Division 3,

Thence Southerly to the point of beginning in Cook County, Illinois.

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**SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2019 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): 21-30-114-027-1004 and 21-30-114-027-1006

Address(es) of Real Estate: 7363 South South Shore Drive, Unit 104, Chicago, IL 60649

Dated this 29 day of February, 2020

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

Jackie Estes

Jackie Estes  
Authorized Person

STATE OF Georgia  
COUNTY OF Cobb

REAL ESTATE TRANSFER TAX	06-Apr-2020
CHICAGO:	322.50
CTA:	129.00
TOTAL:	451.50

21-30-114-027-1004 | 20200301650639 | 1-495-257-312

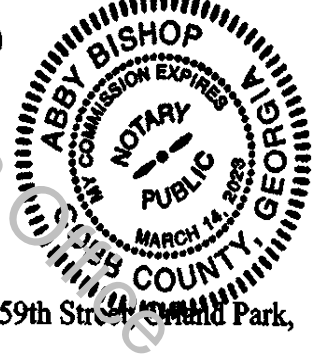
\* Total does not include any applicable penalty or interest due.

I, Abby Bishop a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jackie Estes 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 she signed, sealed and delivered the said instrument as her 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 29 day of February 2020

Abby Bishop  
NOTARY PUBLIC

Commission expires



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

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Benjamin Struss  
7363 S. South Shore Dr. (same  
unit #104  
Chicago, IL 60649

REAL ESTATE TRANSFER TAX	06-Apr-2020
COUNTY:	21.50
ILLINOIS:	43.00
TOTAL:	64.50

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