

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 2011820075 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/27/2020 10:17 AM Pg: 1 of 2

Dec ID 20200301642512
ST/CO Stamp 1-736-179-936 ST Tax \$225.00 CO Tax \$112.50
City Stamp 1-246-474-080 City Tax: \$2,362.50

THE GRANTOR(S)

(The space above for Recorder's use only)

U.S. Bank Trust, N.A., as Trustee for LSF's 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 13th day of February, 2020, REMISE ALIEN AND CONVEY TO THE GRANTEE to Felix Kwadwo Boateng, a single person, of 707 W Waveland, Avenue, Chicago, Illinois 60613 in the following described Real Estate situated in Cook County, Illinois, commonly known as 1133 E 83rd Street, Suite 151, Chicago, Illinois 60619, legally described as:

PARCEL ONE: LOT 15 (EXCEPT THE NORTH 152.35 FEET THEREOF) IN WASHINGTON TERRACE TOWNHOMES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1990 AS DOCUMENT 90482369 IN COOK COUNTY, ILLINOIS.

PARCEL TWO: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE, AS SET FORTH IN THE DECLARATION FOR WASHINGTON TERRACE, NOW KNOWN AS HERITAGE PLACE. RECORDED AS DOCUMENT 91-107744, RESTATED AS DOCUMENT 97-569129, AS AMENDED.

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): 20-35-321-084-0000

Address(es) of Real Estate: 1133 E 83rd St, Unit 151, Chicago, IL 60619

UNOFFICIAL COPY

Dated this 13 day of March, 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

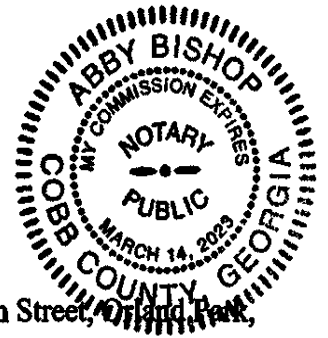
Jackie Estes
Authorized Person

STATE OF Georgia)
COUNTY OF Cobb) ss.

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 13 day of March, 2020


NOTARY PUBLIC
Commission expires 3/14/2023



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

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Felix K. Boateng
1133 E. 83rd #151
Chicago, IL 60619

Felix K Boateng
1133 E. 83rd #151
Chicago, IL 60619

REAL ESTATE TRANSFER TAX		18-Mar-2020
COUNTY:		112.50
ILLINOIS:		225.00
TOTAL:		337.50

20-35-321-084-0000 | 20200301642512 | 1-736-179-936

REAL ESTATE TRANSFER TAX		18-Mar-2020
CHICAGO:		1,887.50
CTA:		675.00
TOTAL:		2,382.50 *

20-35-321-084-0000 | 20200301642512 | 1-246-474-080

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