

UNOFFICIAL COPY

Doc#: 2012739050 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/06/2020 09:34 AM Pg: 1 of 2

SPECIAL WARRANTY DEED (Corporation to Individuals)

Dec ID 20200401659247
ST/CO Stamp 1-548-245-216 ST Tax \$270.00 CO Tax \$135.00
City Stamp 1-976-875-232 City Tax: \$2,835.00

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

THIS INDENTURE is made this 6 day of March, 2020, 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 Javier Padilla Villa and George R. Wright, as joint tenants, parties 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 parties 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 parties of the second part, and to their successors and assigns, forever, all of the following described land situated in the County of Cook and State of Illinois, to wit:

Lots 20 and 21 in Block 4 in Beebe's Subdivision of the East 1/2 of the Northwest 1/4 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, (except 5 acres in the Northeast corner thereof) in Cook County, Illinois.

Common Address: 3720 W. LeMoyne Street, Chicago, Illinois 60651
Permanent Index No. 16-02-105-010-0000 and 16-02-105-011-0000

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 parties of the second part, their 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 parties of the second part, their 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 them, it WILL WARRANT AND FOREVER DEFEND.

Page 1 of Special Warranty Deed
Sale of 3720 W. LeMoyne Street, Chicago, Illinois 60651

Chicago Title 19GSC126005LP RJL 1 OF 2

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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 Alejandro J Lopez, and attested to by Christine M Seiler, this 6 day of March, 2020.

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

Christ M Seiler

By:

Alejandro J Lopez

STATE OF NEW YORK)
) §§
COUNTY OF WESTCHESTER)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Alejandro J Lopez Services LP 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 Christine M Seiler Guillermo 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 March, 2020.

Susan M Farber
Notary Public

SUSAN G. FARESE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FA6327942
Qualified in Rockland County
My Commission Expires 07-20-2023

Prepared by: James A. Larson, Esq.
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Grayslake, Illinois 60030

Send Tax Bills To: Javier Padilla Villa and George R. Wright
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Chicago, Illinois 60651