

1940844

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 2030415068 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/30/2020 05:00 PM Pg: 1 of 2

Dec ID 20200901604209  
ST/CO Stamp 1-258-874-336 ST Tax \$210.00 CO Tax \$105.00  
City Stamp 1-992-254-944 City Tax: \$2,205.00

### THE GRANTOR(S)

(The space above for Recorder's use only)

U.S. Bank Trust, N.A., as Trustee for LSF10 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 18 day of September, 2020, REMISE ALIEN AND CONVEY TO THE GRANTEE to Stella Arroyo, an ~~unmarried~~ <sup>married</sup> woman of 4819 S Kedvale Avenue, Chicago, Illinois 60632 in the following described Real Estate situated in Cook County, Illinois, commonly known as 2314 S Seeley Ave, Chicago, IL 60608, legally described as:

LOT 57 IN BLOCK 3 IN REAPER ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

**SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2020 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): 17-30-111-023-0000

Address(es) of Real Estate: 2314 S Seeley Ave, Chicago, IL 60608

REAL ESTATE TRANSFER TAX		25-Sep-2020
	CHICAGO:	1,575.00
	CTA:	630.00
	TOTAL:	2,205.00 *

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

REAL ESTATE TRANSFER TAX		25-Sep-2020
	COUNTY:	105.00
	ILLINOIS:	210.00
	TOTAL:	315.00

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Dated this 18 day of September, 2020

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

U.S. Bank Trust, N.A., as Trustee for LSF10  
Master Participation Trust

Yvonne Thomas  
Authorized Person

9/18/2020

Seller's Representative

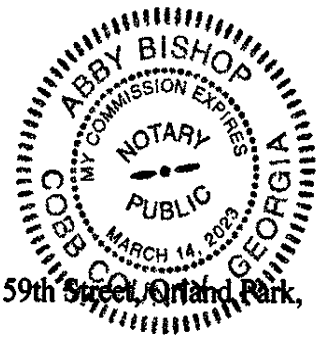
STATE OF Georgia )  
COUNTY OF Cobb )ss.

I, Abby Bishop, a Notary Public in and for said County, in the State aforesaid,  
DO HEREBY CERTIFY that Yvonne Thomas 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 18 day of Sept. 2020.

Abby Bishop  
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:

Stella Arroyo  
2314 S. Seeley Ave  
Chicago IL 60608

Stella Arroyo  
2314 S. Seeley Ave  
Chicago IL 60608