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This Document Prepared By:

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Doc#: 2104113076 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/10/2021 10:56 AM Pg: 1 of 4

Dec ID 20201101666302

ST/CO Stamp 0-576-113-632 ST Tax \$52.50 CO Tax \$26.25

City Stamp 1-095-698-400 City Tax: \$551.25

After Recording Return To:

ClearVue Capital Corporation

901 Dove St. #220

Newport Beach, CA 92660

SPECIAL WARRANTY DEED

THIS INDENTURE made this 03 day of December, 2019, between U.S. BANK NATIONAL ASSOCIATION, whose mailing address is Excelsior Crossings, 9380 Excelsior Blvd, Hopkins, MN 55343, hereinafter ("Grantor"), and CLEARVUE CAPITAL CORPORATION, A CALIFORNIA CORPORATION, whose mailing address is 901 Dove St. #220, Newport Beach, CA 92660, (hereinafter, [collectively], "Grantee"). WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of COOK and State of Illinois and more particularly described on Exhibit A and known as 8632 Escanaba Ave S, Chicago, IL 60617.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said 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 it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

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Executed by the undersigned on December 03, 2019:

GRANTOR:

U.S. BANK NATIONAL ASSOCIATION

BY: 

Name: Jane F. Byrkit

Title: Officer

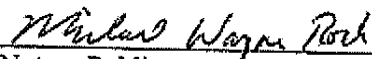
STATE OF Minnesota

SS

COUNTY OF Hennepin

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jane F. Byrkit, personally known to me to be the Officer of U.S. BANK NATIONAL ASSOCIATION, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Officer [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said Officer, for the uses and purposes therein set forth.

Given under my hand and official seal, this 03 day of December, 20 19



Notary Public

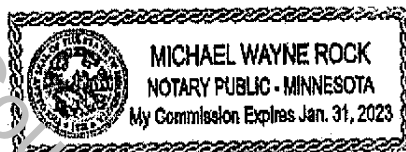
My Commission Expires: 01/31/2023

SEND SUBSEQUENT TAX BILLS TO:

ClearVue Capital Corporation

901 Dove St. #220

Newport Beach, CA 92660



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Exhibit A Legal Description

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF CHICAGO,
COUNTY OF COOK, STATE OF IL, AND IS DESCRIBED AS FOLLOWS:

LOT 14 AND THE NORTH 1/2 OF LOT 15 IN BLOCK 30 IN THE CIRCUIT COURT PARTITION
OF THE SOUTHEAST 1/4 OF SECTION 31 TOWNSHIP 38 NORTH RANGE 15 EAST OF THE
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: **21-31-423-031-0000**

Property of Cook County Clerk's Office

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Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.