

UNOFFICIAL COPY

19408452

SPECIAL WARRANTY DEED

Doc#: 2109221260 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 11:37 AM Pg: 1 of 2

Dec ID 20210301669314
ST/CO Stamp 1-082-026-512 ST Tax \$230.00 CO Tax \$115.00
City Stamp 0-782-553-616 City Tax: \$2,415.00

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 16 day of March, 2021, REMISE ALIEN AND CONVEY TO THE GRANTEE RIZVEST LLC of 7601 Lincoln Avenue, #311, Skokie, IL 60077 in the following described Real Estate situated in Cook County, Illinois, commonly known as 1723 W Farwell Ave, Chicago, IL 60626, legally described as:



THE WEST 27 1/2 FEET OF LOT 18 IN BLOCK 44 IN ROGERS PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 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): 11-31-225-007-0000

Address(es) of Real Estate: 1723 W Farwell Ave, Chicago, IL 60626

REAL ESTATE TRANSFER TAX		19-Mar-2021
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00
11-31-225-007-0000 20210301669314 1-082-026-512		

REAL ESTATE TRANSFER TAX		19-Mar-2021
	CHICAGO:	1,725.00
	CTA:	690.00
	TOTAL:	2,415.00 *
11-31-225-007-0000 20210301669314 0-782-553-616		
* Total does not include any applicable penalty or interest due.		

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Dated this 16 ^{March} day of ~~February~~, 2021

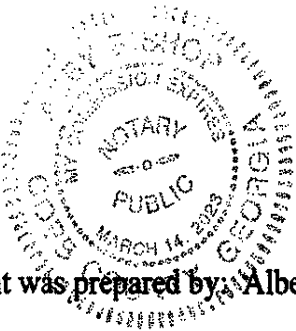
U.S. Bank Trust, N.A., as Trustee for LSF9
Master Participation Trust

[Signature]
Yvonne Thomas
Authorized Person

STATE OF Georgia)
COUNTY OF DeKalb) 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 16 day of March, 2021.



[Signature]
NOTARY PUBLIC
Commission expires 3/14/2023

This instrument was prepared by: Albert J. Beaudreau Attorney at Law, 11347 W. 159th Street, Orland Park, IL 60467

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Riyazuddin Mohammed Riyazuddin Mohammed
7601 Lincoln Ave Apt 311 7601 Lincoln Ave Apt 311
Skokie IL 60077 Skokie IL 60077