

UNOFFICIAL COPY

Doc#: 2109816176 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 04:22 PM Pg: 1 of 3

Dec ID 20210301668925
ST/CO Stamp 0-340-357-648 ST Tax \$63.00 CO Tax \$31.50
City Stamp 2-039-859-728 City Tax: \$661.50

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
FEDUPP Properties, LLC
518 Deissler Court
Meadville, PA 16335

Mail Tax Statements To: **FEDUPP Properties, LLC; 518 Deissler Court Meadville, PA 16335**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

20 - 32 - 421 - 027

20 - 32 - 421 - 028

20 - 32 - 421 - 040

SPECIAL WARRANTY DEED

PROF - 2013 - S3 LEGAL TITLE TRUST II, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE, whose mailing address is **440 S. LaSalle St., 20th Floor, Chicago IL 60605**, hereinafter grantor, for **\$63,000.00 (Sixty Three Thousand Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **FEDUPP Properties, LLC**, hereinafter grantee, whose tax mailing address is **518 Deissler Court Meadville, PA 16335**, the following real property:

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LOT 11 AND THE NORTH 6 FEET OF LOT 12 IN BLOCK 6 IN BELLAMY'S SUBDIVISION OF THE NORTH 40 ACRES OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 8526 South Peoria Street, Chicago IL 60620

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.


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.

Prior instrument reference: **1924216049**

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Executed by the undersigned on 03/10/2021 :

PROF – 2013 – S3 LEGAL TITLE TRUST II, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE by Fay Servicing LLC, As attorney in fact

By: 
Name: CARLOS PAZ

Its: REC MANAGER

Witness: Courtney R Hanlon
Courtney Hanlon

Witness: Netta E. Whitlock Selego
Netta E. Whitlock - Selego

STATE OF FL
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on 03/10/2021, by CARLOS PAZ its REC MANAGER on behalf of **PROF – 2013 – S3 LEGAL TITLE TRUST II, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE by Fay Servicing LLC, as Attorney in Fact**, who has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Netta E. Whitlock Selego
Notary Public
NETTA E. WHITLOCK-SELEGO

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative