

UNOFFICIAL COPY

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280304929



Doc# 2132257009 Fee \$88.00

MAIL TAX STATEMENTS TO:
Max Remodelers, Inc.
8497 Arrowhead Farm Drive
Burr Ridge, IL 60527

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/18/2021 10:52 AM PG: 1 OF 5

This document prepared by:
Carlos Del Rio Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 13-25-301-036-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 25th day of October, 2021, by and between **U.S. Bank Trust, N.A. as Trustee for LSRMF MH Master Participation Trust II, By Hudson Homes Management, LLC It's Attorney In Fact**, whose address is 13801 Wireless Way, Oklahoma City, OK 73134 hereinafter referred to as Grantor(s) and **MAX REMODELERS, INC.**, whose address is 8497 Arrowhead Farm Drive, Burr Ridge, IL 60527, hereinafter referred to as Grantee(s).



WITNESSETH: That the said Grantor, for and in consideration of the sum of SIX HUNDRED THREE THOUSAND AND 00/100 (\$603,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:


THE NORTH 15 FEET OF LOT 33 AND THE SOUTH 15 FEET OF LOT 34 IN THE BLOCK 1 IN THE SUBDIVISION OF LOT 1 OF THE COUNTY CLERKS DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Property commonly known as: 2708 North Albany Avenue, Chicago, IL 60647

Prior instrument reference: Document Number: 2122128518, Recorded: 08/09/2021

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

REAL ESTATE TRANSFER TAX	18-Nov-2021
	COUNTY: 301.50
	ILLINOIS: 603.00
	TOTAL: 904.50
13-25-301-036-0000	20211101639412 2-042-018-960

REAL ESTATE TRANSFER TAX	15-Nov-2021
	CHICAGO: 4,522.50
	CTA: 1,809.00
	TOTAL: 6,331.50 *

13-25-301-036-0000 | 20211101639412 | 0-253-058-192

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

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 25th day of October, 2021.

U.S. Bank Trust, N.A. as Trustee for LSRMF MH Master Participation Trust II, By Hudson Homes Management, LLC It's Attorney In Fact

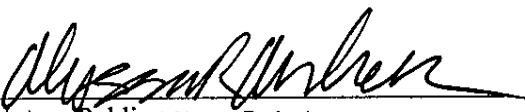
***POWER OF ATTORNEY
PREVIOUSLY RECORDED 10/7/2020
Doc # 2028157029***

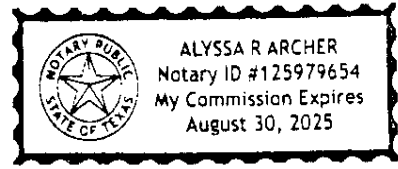
BY 
NAME: EVELYN WAITHAKA
TITLE: AUTHORIZED SIGNATORY

STATE OF TEXAS
COUNTY OF TARRANT

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT EVELYN WAITHAKA as Authorized Signatory on behalf of Hudson Homes Management, LLC It's Attorney In Fact for U.S. Bank Trust, N.A. as Trustee for LSRMF MH Master Participation Trust II is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 25th day of October, 2021.


Notary Public / Alyssa R. Archer
My commission expires: 8/30/2025



No title exam performed by the preparer. Legal description and party's names provided by the party.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

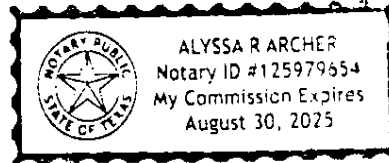
Dated October 25, 2021

Signature: *Evelyn Waitthaka*
Grantor, or Agent / Evelyn Waitthaka

Subscribed and sworn to before me

By the said Evelyn Waitthaka
This 25th day of October, 2021

Alyssa R Archer
Notary Public / Alyssa R. Archer
My commission expires: 8/30/2025



The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

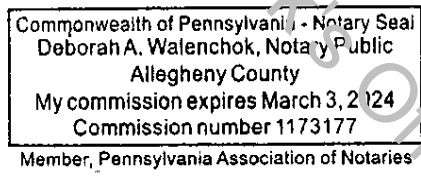
Dated November 9, 2021

Signature: *Melissa Susawek*
Grantee, or Agent / Agent

Subscribed and sworn to before me

By the said MELISSA SUSAWEK
This 9th day of NOVEMBER, 2021

Deborah A. Walenchok
Notary Public / DEBORAH A. WALENCHOK
My commission expires: 03/03/2024



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF Cook)


U.S. BANK TRUST, N.A., AS TRUSTEE FOR
LSRMF MH MASTER PARTICIPATION TRUST II, the grantor or his/her agent, being duly sworn on oath, states that
he/she resides at 13801 Wireless Way, Oklahoma City, OK 73134
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

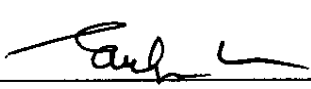
- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

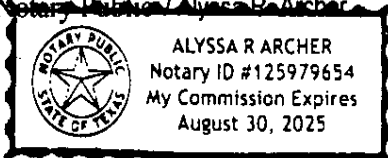
C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of _____ County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Evelyn Waitaha
this 25th day of October, 2021.


Signature of Notary Public / Alyssa R Archer


Signature of Affiant / Evelyn Waitaha



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For exemptions requiring approval:

- Plat officer approval is required and attached.
- Plat officer approval is not required because parcel is located wholly within municipal limits of _____, which does not require plat office review.
- Agricultural exemption certificate attached.



 Signature of Affiant / Evelyn Waithaka

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. *If exception 9 is used*, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ Municipality jurisdiction
 County jurisdiction

Municipality (s) with jurisdiction: _____

Planning official's signature	Printed name	Date
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Planning official's signature	Printed name	Date
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Property of Cook County Clerk's Office