

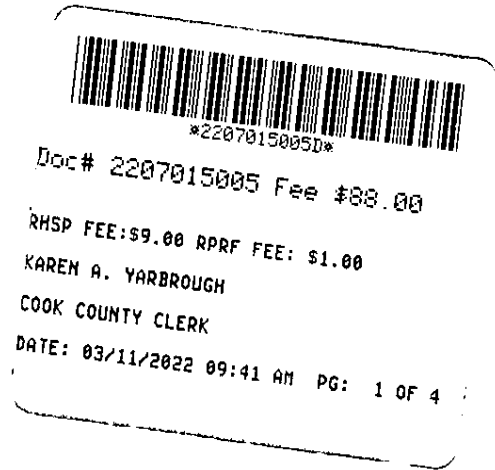
# UNOFFICIAL COPY

AFTER RECORDING RETURN TO:  
Radian Settlement Services, Inc.  
1000 GSK Drive, Suite 210  
Coraopolis, PA 15108  
File No. 1280184055

MAIL TAX STATEMENTS TO:  
**Crystal Franklin**  
12612 Wood Street  
Calumet Park, IL 60827

This document prepared by:  
Carlos Del Rio, Esq.  
8940 Main Street  
Clarence, NY 14051  
716-634-3405

Parcel ID No.: 25-29-317-065-0000



## SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 24<sup>th</sup> day of January, 2022, by and between **U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by Hudson Homes Management, LLC, as Attorney-In-Fact**, whose address is 13801 Wireless Way, Oklahoma City, OK 73134 hereinafter referred to as Grantor(s) and **Crystal Franklin, an unmarried person**, whose address is 12612 Wood Street, Calumet Park, IL 60827, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of NINETY THOUSAND AND 00/100 (\$90,000.00) 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 12528 S. Ada Street, Calumet Park, IL 60827

Prior instrument reference: Document Number: 1704119059, Recorded: 02/10/2017

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

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.




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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 24th day of January, 2022.

**U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by Hudson Homes Management, LLC, as Attorney-In-Fact**


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

By:   
Name: Evelyn Waithaka  
Title: Authorized Signatory

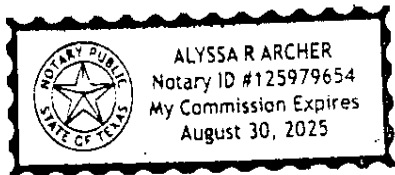
STATE OF TEXAS  
COUNTY OF TARRANT



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, as Attorney-In-Fact for U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust 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 24th day of January, 2022.

  
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.



REAL ESTATE TRANSFER TAX		09-Mar-2022
	COUNTY:	45.00
	ILLINOIS:	90.00
	TOTAL:	135.00
25-29-317-065-0000   20220201635765   1-175-971-216		

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## EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 12 FEET OF LOT 27 AND 28 (EXCEPT THE NORTH 2 FEET THEREOF) IN BLOCK 1 IN CALUMET HIGHLANDS ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 25-29-317-065-0000

PROPERTY COMMONLY KNOWN AS: 12528 S. ADA STREET, CALUMET PARK, IL 60827

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

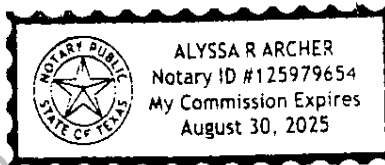
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 January 24, 2022.

Signature: [Signature]  
Grantor, or Agent

Subscribed and sworn to before me by the said Evelyn Waitbaka this 24th, day of January, 2022.

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



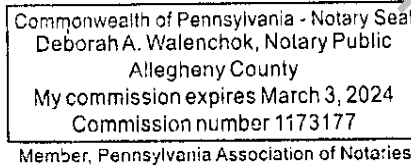
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/27, 2022.

Signature: [Signature]  
Grantee, or Agent

Subscribed and sworn to before me by the said MELISSA SUSANEK this 27th, day of JANUARY, 2022.

[Signature]  
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.)