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Doc#: 2211807102 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/28/2022 09:05 AM Pg: 1 of 3

21ST03433PL 1 of 2
**SPECIAL WARRANTY
DEED
(ENTITY to INDIVIDUAL)
(Illinois)**

Dec ID 20220401686913

ST/CO Stamp 0-488-900-496 ST Tax \$381.00 CO Tax \$190.50

City Stamp 1-919-420-304 City Tax: \$4,000.50

THIS AGREEMENT, made
this 14 day of
DECEMBER 2021, between
**US BANK TRUST N.A. AS
TRUSTEE OF AMERICAN
HOMESOWNER
PRESERVATION TRUST
SERIES A/F SERVICING**
whose address is

_____ a party of the first part, and
GEORGE BEECHAM whose
address is

1408 S. 20TH AVE
MARIWOOD, IL 60153

_____ party of the second part,
WITNESSETH, that the party

of the first part, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

LOT 32 IN BLOCK 1 IN COUNSELMAN'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO. 16-15-120-003-0000

ADDRESS(ES) OF REAL ESTATE: 4455 West Jackson, Chicago, IL 60624

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their 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:

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STATE OF IL)
COUNTY of Cook) ss.

I, Mihaela Tigu a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Karen Kamphausen** personally known to me to be the Vice President, Trading of **US Bank Trust N.A. as Trustee of American Homeowner Preservation Trust Series AHP Servicing** and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of December, 2021.

Mihaela Tigu
Notary Public

Commission expires 10-14-25



Prepared By:

John J. Voutiritsas
8770 W BRYN MAWR, SUITE 1300
CHICAGO, IL 60631

Send subsequent tax bills to: GEORGE BEECHAM
4455 WEST JACKSON
CHICAGO, IL 60624

MAIL TO: GEORGE BEECHAM
4455 WEST JACKSON
CHICAGO, IL 60624

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(i) general real estate taxes not yet due and payable; (ii) Intentionally deleted (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) Intentionally deleted; (vii) Intentionally deleted; (viii) the Municipal Code of the City of CHICAGO (ix) public and utility easements of record; (x) private easements of record; (xi) Intentionally deleted (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized signatories, the day and year first above written.

US Bank Trust N.A. as Trustee of American Homeowner Preservation Trust Series AHP Servicing

**By: AHP CAPITAL MANAGEMENT LLC,
ADMINISTRATOR**

By: 

**KAREN KAMPHAUSEN
VICE PRESIDENT, TRADING**

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