

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED (Corporation to Individual)

Doc# 2303922001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/06/2023 09:20 AM PG: 1 OF 2

U.S. BANK, NATIONAL ASSOCIATION AS  
LEGAL TITLE TRUSTEE FOR TRUMAN 2016  
SC6 TITLE TRUST

Chicago Title  
2735L781003LP AV  
1021

THIS INDENTURE is made this 25<sup>th</sup> day of January, 2023, between U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, by and through its attorney-in-fact, Truman Capital Advisors LP, party of the first part, and Dionne Scott and Tauhid Thompson, 1538 Heather Hill Crescent, Flossmoor, Illinois 60422, as Joint tenants with rights of survivorship, parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the parties of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby GRANT, BARGAIN, SELL AND CONVEY unto said parties of the second part, all of the following described land and the improvements thereon situated in the County of Cook and State of Illinois, legally described as follows:

LOT 20 IN BLOCK 12 IN SHEPARD'S MICHIGAN AVENUE NO. 3, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 2, AND THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 359972, IN COOK COUNTY, ILLINOIS.

Common Address: 14434 Dorchester Avenue, Dolton, Illinois 60419  
Permanent Index No. 29-02-419-026-0000

Together with all and singular the hereditaments and appurtenances thereunto to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters:

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing. Property sold "AS IS" and "WHERE IS".

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 Alejandro J. Lopez, and attested to by Christine M. Seiler, this 25<sup>th</sup> day of January, 2023.

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 26091  
ADDRESS 14434 Dorchester  
ISSUE 2-6-23 EXPIRED 3-6-23  
AMT 50.00  
TYPE Warranty  
VILLAGE COMPTROLLER

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U.S. BANK, NATIONAL ASSOCIATION AS  
LEGAL TITLE TRUSTEE FOR TRUMAN  
2016 SC6 TITLE TRUST, BY AND THROUGH  
TRUMAN CAPITAL ADVISORS LP, ITS  
ATTORNEY-IN-FACT

ATTEST

By:

Chat M. Juel

Alexandro J. Lopez

STATE OF New York )  
COUNTY OF Westchester ) §§

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Alexandro J. Lopez, Senior VP of Truman Capital Advisors LP, attorney-in-fact for U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, and the above-named Christine M. Seiler, Attorney in Person of Truman Capital Advisors LP, attorney-in-fact for U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of January, 2023.

Susan G. Faresse  
Notary Public

Prepared by: James A. Larson, Esq.  
HeplerBroom, LLC  
70 W. Madison Street, Suite 2600  
Chicago, Illinois 60601

SUSAN G. FARESE  
NOTARY PUBLIC STATE OF NEW YORK  
No. 01FA6327942  
Qualified in Rockland County  
My Commission Expires 07-20-2023

Mail to: Dionne Scott  
1538 Heather Hill Cres  
Flossmoor, Illinois 60422

Send Tax: Dionne Scott  
Bills To: 1538 Heather Hill Cres  
Flossmoor, Illinois 60422

REAL ESTATE TRANSFER TAX

07-Feb-2023



COUNTY: 62.50  
ILLINOIS: 125.00  
TOTAL: 187.50

29-02-419-026-0000

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