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Doc#: 2304649097 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/15/2023 10:54 AM Pg: 1 of 3

Dec ID 20230101629295

ST/CO Stamp 2-096-215-888 ST Tax \$115.50 CO Tax \$57.75

After Recording Mail To:)
 KLU Homes, LLC)
~~910 Young Street, Lemont, IL 60439~~)
 5404 S. Nagle Chgo IL)
 SEND SUBSEQUENT TAX BILLS TO: 60638)
 KLU Homes, LLC)
~~910 Young Street, Lemont, IL 60439~~)
 5404 S. Nagle Chgo IL 60638)
 This instrument was prepared by:)
 Boiko & Osimani, P.C.)
 3447 N. Lincoln Ave., Chicago, Illinois, 60657)
 Phone # 773-296-6100)

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SPECIAL WARRANTY DEED

(Illinois)

THIS AGREEMENT, made this ^{6th} day of February, 2023, between **US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE TIKI SERIES III TRUST** by SN Servicing Corporation as Attorney in Fact, whose address is 323 Fifth Street, Eureka, CA 95501, the Grantor, and **KLU HOMES, LLC**, whose address is 910 Young Street, Lemont, IL 60439, the Grantee, WITNESSETH, that the Grantor, for and in consideration of the sum of **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)** and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, and these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its 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 167 IN NORMANDY VILLA SECOND ADDITION, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Numbers: **32-08-413-012-0000**
 Address of the Real Estate: **90 Peyton Drive, Chicago Heights, Illinois, 60411**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 incumbered 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** as to matters of title.

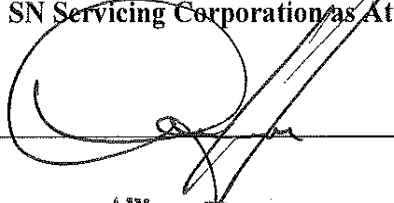
FIDELITY NATIONAL TITLE 022022530

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IN WITNESS WHEREOF, said the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Director, the day and year first above written.

US BANK TRUST NATIONAL ASSOCIATION
AS TRUSTEE OF THE TIKI SERIES III TRUST,
by SN Servicing Corporation as Attorney in fact

By: _____



Print Name: Allison Holland

Executive Vice President

STATE OF CALIFORNIA)
) ss.
COUNTY OF HUMBOLDT)

I, _____, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such _____, of SN Servicing Corporation, Attorney in Fact for US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE TIKI SERIES III TRUST, 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 deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of February, 2023.
Please see the attached California notarial certificate
Thank you.

Notary Public

My Commission Expires:

CITY OF CHICAGO
HGTS. TRANSFER TAX

464 DOLS 00 CT.

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CALIFORNIA ACKNOWLEDGEMENT

Attached to and made a part of: Special Warranty Deed

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
County of HUMBOLDT)

On FEB 06 2023 before me, G. BRADY, Notary Public,
Personally appeared ALLISON HOLLAND, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her
signature on the instrument the person, or the entity upon behalf of which the person acted, executed
the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 