

UNOFFICIAL COPY



2313234019D

After Recording Return to:

First American Mortgage Solutions
Attn: Recording Team
4795 Regent Blvd.
Irving, TX 75063

Doc# 2313234019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/12/2023 10:21 AM PG: 1 OF 4

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No. 6280331

Mail Tax Statements To:

Jose Martin Mendoza Castelan
4545 S Fairfield
Chicago, IL 60632

Tax Parcel ID Number:

20-31-403-037-0000

Order Number:

14718794D

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 13th day of March, 2023.
WITNESSETH, that, **U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST, BY HUDSON HOMES MANAGEMENT LLC, AS ATTORNEY IN FACT**, whose address is 2711 North Haskell Avenue, Suite 2100, Dallas, TX 75204, hereinafter called "GRANTOR," whether one or more, does hereby grant to **JOSE M. MENDOZA CASTELAN**, a single person, whose address is 4545 S Fairfield, Chicago, IL 60632, hereinafter called "GRANTEE," whether one or more;

GRANTOR, for and in consideration of the sum of One Hundred Ninety Thousand Dollars and 00/100 (\$190,000.00) and other valuable considerations, the receipt whereof is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto the GRANTEE, all that certain land, situated in Cook County, Illinois, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 20-31-403-037-0000

PAGE 1 of 4



PCL14718794DDSWR01010104

UNOFFICIAL COPY

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

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, and that GRANTOR will only warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

Subject to: covenants, conditions and restrictions of record; and taxes from 2023 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX 12-May-2023



CHICAGO:	1,425.00
CTA:	570.00
TOTAL:	1,995.00 *

20-31-403-037-0000 | 20230501617731 | 1-555-354-320

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

REAL ESTATE TRANSFER TAX 12-May-2023



COUNTY:	95.00
ILLINOIS:	190.00
TOTAL:	285.00

20-31-403-037-0000 | 20230501617731 | 1-861-276-368



PCL14718794DDSWR01010204

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

LOT 33 AND THE SOUTH HALF OF LOT 34 IN BLOCK 4 IN THE SUBDIVISION OF BLOCKS 4 AND 11 IN NEWMAN AND HART'S ADDITION TO ENGLEWOOD HEIGHTS, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 10 ACRES), IN COOK COUNTY, ILLINOIS.

Property Address: 8346 South Hermitage Avenue, Chicago, IL 60620-4629

Assessor's Parcel No.: 20-31-403-037-0000

Property of Cook County Clerk's Office

PAGE 4 of 4



PCL14718794DDSWR01010404