

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(Corporation to Individual)



Doc# 2316055039 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/09/2023 03:22 PM PG: 1 OF 2

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF THE TRUMAN 2021
SC9 TITLE TRUST

THIS INDENTURE is made this 24 day of May, 2023, between U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of the Truman 2021 SC9 Title Trust, by and through its attorney-in-fact, Truman Capital Advisors LP, party of the first part, and Reginaldo C. Campos and Estela G. Campos, husband and wife, 1447 Cleveland Avenue, LaGrange Park, Illinois 60526, as TENANTS BY THE ENTIRETY, parties of the second part.

WITNESSETH, that the said parties 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 1 IN BLOCK 5 IN CHICAGO TITLE AND TRUST COMPANY'S FOREST PRESERVE ADDITION TO LAGRANGE PARK, IN SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1446 Cleveland Avenue, LaGrange Park, Illinois 60526
Permanent Index No. 15-27-309-013-0000

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 24 day of May, 2023.

Chicago Title 2365C789066LD 1002 405

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U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST,
BY AND THROUGH TRUMAN CAPITAL ADVISORS
LP, ITS ATTORNEY-IN-FACT

ATTEST

Chat M. Jul

By:

Alejandro 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 Alejandro J. Lopez, Senior VP of Truman Capital Advisors LP, attorney-in-fact for U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of the Truman 2021 SC9 Title Trust, and the above-named Christine M Seiler, Authorized Person of Truman Capital Advisors LP, attorney-in-fact for U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of the Truman 2021 SC9 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 24 day of May, 2023.

Melissa A. Chaffee
Notary Public, State of New York
No. 01CH6185679
Qualified in Dutchess County
Commission Expires April 21, 2024

Melissa A. Chaffee
Notary Public

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

Mail to: SAMR

Send Tax Reginaldo C. Campos and Estela G. Campos
Bills To: 1446 Cleveland Avenue
LaGrange Park, Illinois 60526

AL ESTATE TRANSFER TAX

06-Jun-2023



COUNTY: 160.00
ILLINOIS: 320.00
TOTAL: 480.00

15-27-309-013-0000 | 20230501634299 | 1-753-660-112