

# UNOFFICIAL COPY

After Recording Return to:

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:

Kwabena Krah  
6633 N. Sheridan Rd, Apt 305  
Chicago, IL 60626

Tax Parcel ID Number:

07-18-204-037-0000

Order Number:

14755354D



\*2316028000\*

Doc# 2316028000 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/09/2023 09:22 AM PG: 1 OF 5

## SPECIAL WARRANTY DEED

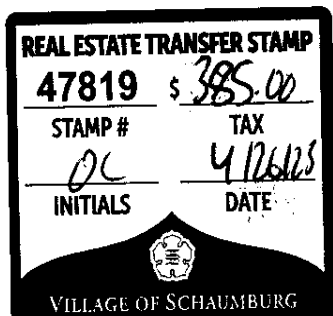
This SPECIAL WARRANTY DEED dated this 29th day of March, 2023, WITNESSETH, that, U.S. BANK TRUST, N.A., as Trustee for LSF10 MASTER PARTICIPATION TRUST, by HUDSON HOMES MANAGEMENT, LLC, as Attorney in Fact, whose address is 2711 North Haskell Avenue, Suite 2100, Dallas, TX 75204, hereinafter called "GRANTOR," whether one or more, does hereby grant to KWABENA KRAH, unmarried, whose address is 6633 N. Sheridan Rd, Apt 305, Chicago, IL 60626, hereinafter called "GRANTEE," whether one or more;

GRANTOR, for and in consideration of the sum of Three Hundred Eighty-Five Thousand Dollars and 00/100 (\$385,000.00) 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: 07-18-204-037-0000



### REAL ESTATE TRANSFER TAX

08-Jun-2023



COUNTY: 192.50  
ILLINOIS: 385.00  
TOTAL: 577.50

07-18-204-037-0000

| 20230401602686 | 0-532-380-368

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PGL14755354DDSWR01010104

S ✓  
P ✓  
S ✓  
SC ✓  
INT JP

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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.

[THIS SPACE INTENTIONALLY LEFT BLANK.]



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5. **Signatures:** The Grantor signs this Deed as of the date at the top of the first page.

**U.S. BANK TRUST, N.A., as Trustee for LSF10  
MASTER PARTICIPATION TRUST, by  
HUDSON HOMES MANAGEMENT LLC,  
as Attorney in Fact**




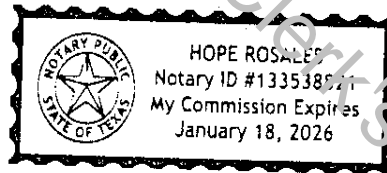
By: Evelyn Waitbaka  
Its: Authorized Signer

State of Texas, County of Dallas sis:

I, Hope Rosales, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Evelyn Waitbaka as Authorized Signer of **HUDSON HOMES MANAGEMENT LLC, as Attorney-in-Fact for U.S. BANK TRUST, N.A., as Trustee for LSF10 MASTER PARTICIPATION TRUST**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 29th day of March 2023.

  
Notary Public / Hope Rosales  
My Commission Expires: 1/18/2026



POA recorded 6/14/2022 in Instrument No. 2216542033, in the Office of the Register of Deeds of Cook County, Illinois

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and/or their agents; no boundary survey was made at the time of this conveyance.



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## EXHIBIT A LEGAL DESCRIPTION

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

LOT 1809 IN STRATHMORE, SCHAUMBURG UNIT NUMBER 20, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16 AND PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION FILED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 2, 1978 AS DOCUMENT NO. 2997422 AND ACCORDING TO A PLAT OF SUBDIVISION RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON SEPTEMBER 8, 1977, AS DOCUMENT NO. 24096793, IN COOK COUNTY, ILLINOIS.

Property Address: 2111 Briar Hill Drive, Schaumburg, IL 60194

Assessor's Parcel No.: 07-18-204-037-0000

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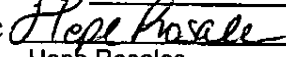
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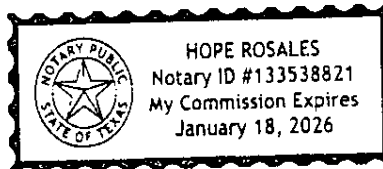
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 29, 2023

Signature:   
**Grantor or Agent**

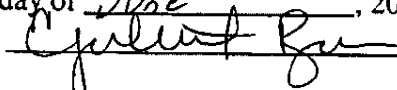
Subscribed and sworn to before me  
By the said Evelyn Waithaka  
This 29th day of March, 2023  
Notary Public   
Hope Rosales

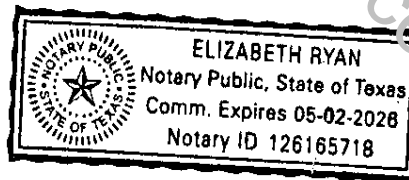


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date June 6, 2023

Signature:   
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Chase Davidson  
This 6 day of June, 2023  
Notary Public 



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)