

# UNOFFICIAL COPY

**After Recording Return to:**

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

**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:**

Daren Portis  
20111 Woodale Street, Unit 2041  
Lynwood, IL 60411

**Tax Parcel ID Number:**

33-07-316-010-1003

**Order Number:**

14895018d



Doc# 2316440014 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/13/2023 02:35 PM PG: 1 OF 5

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 14th day of March, 2023. WITNESSETH, that, **U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 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 **DAREN PORTIS**, whose address is 1709 WEST 84TH STREET APT 2, CHICAGO, IL, 60620, hereinafter called "GRANTEE," whether one or more;

GRANTOR, for and in consideration of the sum of One Hundred Eight Thousand Dollars and 00/100 (\$108,000.00) 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: 33-07-316-010-1003

PAGE 1 of 4



PCL14895018DDSWR01010104

S Y  
P 5  
S Y-1  
SC      
INT RY

# 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 2022 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

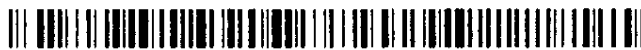
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	
COUNTY:	13 Jun-2023 47.50
ILLINOIS:	95.00
TOTAL:	141.50

33-07-316-010-1003 | 20230401604413 | 1-832-011-472



# UNOFFICIAL COPY

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

**U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9  
MASTER PARTICIPATION TRUST, BY HUDSON  
HOMES MANAGEMENT LLC, AS ATTORNEY IN FACT**

Signed By:

2

By:

Name of Officer Evelyn Waitbaka

Its Authorized Signer

POA recorded 05/14/22 as Doc. No. 2216542033

STATE OF TEXAS )

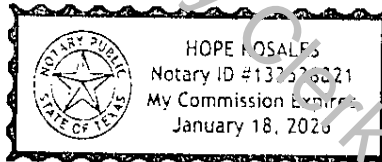
) ss.

COUNTY OF DALLAS )

I, Hope Rosales, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Evelyn Waitbaka as Authorized Signatory of **U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, BY HUDSON HOMES MANAGEMENT LLC, AS ATTORNEY IN FACT**, 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 14th day of March 2023.

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



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 for 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.



# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

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

UNIT 99 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LYNWOOD TERRACE CONDOMINIUM NO. 5, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21961843, IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 20111 Woodale Street, Unit 2041, Lynwood, IL 60411

Assessor's Parcel No.: 33-07-316-010-1003

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

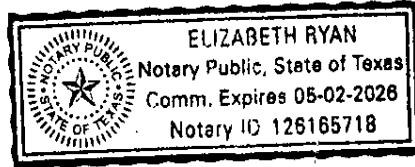
## STATEMENT BY GRANTOR AND GRANTEE

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 06/06, 2023

Signature: [Signature]  
Grantor or Agent

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

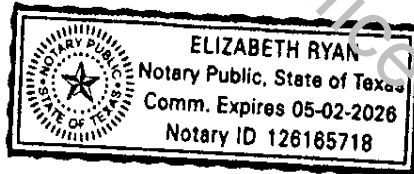


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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<sup>th</sup>, 2023

Signature: [Signature]  
Grantee or Agent

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



**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.)