

UNOFFICIAL COPY



Doc# 2320522010 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

CAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/24/2023 10:07 AM PG: 1 OF 4

Joint Tenancy Deed
File No: IL2302962R
Grantor's Loan No. 9804716430

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:
Novare National Settlement Service
3180 Curlew Road Suite 108
Oldsmar, FL 34677

Mail Tax Statements To: **Erica Liddicoat, a single person, and Bryce Hervert, a single person: 5128 N Melvina Ave., Chicago, IL 60630, as joint tenants**

Parcel Number: 13-08-309-068-0000

SPECIAL WARRANTY DEED

The grantor, **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**, ("Grantor"), with a mailing address of **C/O Hudson Homes Management LLC, 2711 North Haskell Avenue, Suite 2100, Dallas, TX 75204**, for and in the consideration of \$375,000.00 (Three Hundred Seventy Five Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Erica Liddicoat, a single person, and Bryce Hervert, a single person, as joint tenants**, ("Grantee"), whose tax mailing address is **5128 N Melvina Ave., Chicago, IL 60630**, the following described real estate and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

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Lot 1 in Ernest M. Novak's Subdivision of the West 126 feet of the East 159 feet of the East 4 acres lying South of Center of Higgins Road of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 40 North, Range 13, East of the Third Principal Meridian, (except the South 799.6 feet) in Cook County, Illinois.


Property Address is: 5128 N Melvina Ave., Chicago, IL 60630

Prior deed recorded at Instrument No. 1712245064

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.



Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

| REAL ESTATE TRANSFER TAX | 20-Jul-2023 |
|--|-------------------|
|  CHICAGO: | 2,812.50 |
| CTA: | 1,125.00 |
| TOTAL: | 3,937.50 * |

13-08-309-068-0000 | 20230701674761 | 0-371-839-440

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

| REAL ESTATE TRANSFER TAX | 21-Jul-2023 |
|--|---------------|
|  COUNTY: | 187.50 |
|  ILLINOIS: | 375.00 |
| TOTAL: | 562.50 |

13-08-309-068-0000 | 20230701674761 | 0-641-479-120

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Executed by the undersigned on June 26, 2023 :

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by Hudson Homes Management LLC as Attorney-in-Fact

By: *Hope Rosales*

Name: Hope Rosales

Its: Authorized Signatory

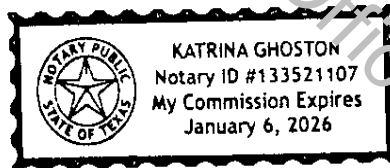
Note: PCA recorded 11/04/2021 at Document # 2130845030.

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Hope Rosales as Authorized Signatory on behalf of **Hudson Homes Management LLC as Attorney-in-Fact for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**, personally known to me or has produced in person as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 and Notarial Seal this 26th day of June, 2023.

Katrina Ghoston
Notary Public Katrina Ghoston



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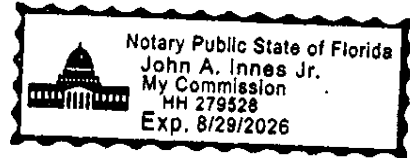
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 June 27, 2023

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Amy Brown
this 27 day of June,
20 23.



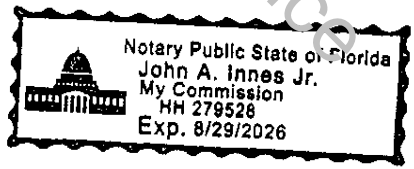
NOTARY PUBLIC [Signature]

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date June 27, 2023

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Amy Brown
This 27 day of June,
20 23.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)