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Doc# 2326257008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/19/2023 10:32 AM PG: 1 OF 5

**After Recording Return to:**  
First American Mortgage Solutions  
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:**  
Roshunda Gibson  
12927 South Normal Avenue  
Chicago, IL 60628

**Tax Parcel ID Number:**  
25-33-116-070-0000 (Vol. 471)

**Order Number:**  
14718854D

**SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED dated this 20th day of June, 2023.  
WITNESSETH, that, **U.S. BANK TRUST, N.A.**, as Trustee for **LSF10 MASTER PARTICIPATION TRUST**, by **HUDSON HOMES MANAGEMENT**, 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 **ROSHUNDA GIBSON**, unmarried, whose address is 12927 S Normal Ave, Chicago, IL 60628 hereinafter called "GRANTEE," whether one or more;

GRANTOR, for and in consideration of the sum of One Hundred Twenty Thousand Dollars and 00/100 (\$120,000.00) 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: 25-33-116-070-0000 (Vol. 471)



PCL14718854DDSWR01010104

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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.

REAL ESTATE TRANSFER TAX		19-Sep-2023
	CHICAGO:	900.00
	CTA:	360.00
	<b>TOTAL:</b>	<b>1,260.00 *</b>

25-33-116-070-0000 | 20230901627587 | 0-704-658-896

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

REAL ESTATE TRANSFER TAX		19-Sep-2023
	COUNTY:	60.00
	ILLINOIS:	120.00
	<b>TOTAL:</b>	<b>180.00</b>

25-33-116-070-0000 | 20230901627587 | 1-637-080-528

[THIS SPACE INTENTIONALLY LEFT BLANK.]



PCL14718854DDSWR01010204

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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, as  
Attorney in Fact**




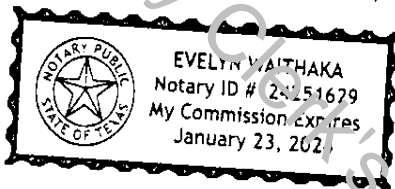
By: Hope Rosales  
Its: Authorized Signer

State of Texas, County of Dallas sis:

I, Evelyn Waitthaka, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Hope Rosales as Authorized Signer of **HUDSON HOMES MANAGEMENT, 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 20th day of June 2023.

  
Notary Public Evelyn Waitthaka  
My Commission Expires: 1/23/2024



POA recorded 6/14/2022 in Instrument No. 2216542033, in the Office of the Registrar 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 27 (EXCEPT THE SOUTH 8 FEET THEREOF) AND LOT 28 (EXCEPT THE NORTH 14 FEET THEREOF) IN BLOCK 9 IN NEW ROSELAND, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SECTION 33, NORTH OF THE INDIAN BOUNDARY LINE AND PART OF FRACTIONAL SECTION 33 AND 28, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Property Address: 12927 S Normal Ave, Chicago, IL 60628

Assessor's Parcel No.: 25-33-116-070-0000 (Vol. 471)

Property of Cook County Clerk's Office



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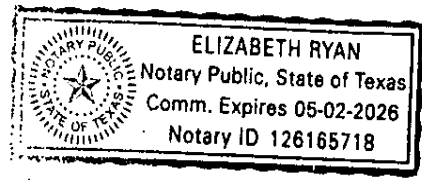
## STATEMENT BY GRANTOR AND GRANTEE

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 September 15<sup>th</sup>, 2023

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Chase Davidson  
This 15, day of September, 2023  
Notary Public [Handwritten Signature]

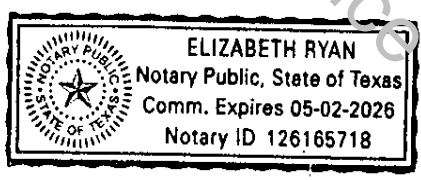


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 15<sup>th</sup>, 2023

Signature: [Handwritten Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Chase Davidson  
This 15, day of September, 2023  
Notary Public [Handwritten 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.)