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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:

Nicola A Tomo seti 2140 W. Huron St #1F Chicago, Il 10612

<u>Tax Parcel ID Number:</u> 17-07-106-053-1001

Order Number: 14718780D

Doc# 2328434003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/11/2023 10:11 AM PG: 1 OF 4

#### SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 1st day of September, 20 23. WITNESSETH, that, U.S. BANK TRUST N.A., as Trustee for LSF9 MASTER PARTICIPATION TRUST, by Hudson Homes Management LLC, as Astorney in Fact, whose address is 2711 N Haskell Avenue, Suite 2100, Dallas, TX 75204, hereinafter called "GRANTOR," whether one or more, does hereby grant to NICOLA A TOMASSETTI, AN UNMARRIED MAN, whose address is hereinafter called "CRANTEE," whether one or more;

GRANTOR, for and in consideration of the sum of Three Hundred Fifty Thousand Dollars and 00/100 (\$350,000.00) 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: 17-07-106-053-1001

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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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.

DEAL	CCTAT	TC TC	2 A A I C	CED '	TAV
REAL	ESTA"	)	CNAS	rek .	IAA

11-Oct 2023



CHICAGO: 2,325.00 CTA: 1,05(.00 TOTAL: 3,675.00

17-07-106-053-1001 | 20231001645637 | 0-161-575-88

17-07-106-053-1001 20231001645637 1-484-321-744

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<sup>|</sup> COUNTY: 175.00 | 11.0ct-2023 | 175.00 | 11.0ct-2023 | 11.0ct-2023 | 175.00 | 11.0ct-2023 | 175.00 | 17.0ct-2023 | 17.0ct-2023

<sup>\*</sup> Total does not include any applicable penalty or interest due

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# **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

Hopehoul		
By: Hope Rosales	<u> </u>	
Its: Authorized Signer		
$\wedge$		
STATE OF Texas	)	
COUNTY OF Dallas	) ss.	
COUNTY OF	. ,	
I, Evelyn Waithaka	, a Notary Public in and for said County and St	
aforesaid, DO HEREBY CERTIFY that	Hope Rosales as Authorized Signer of Huds	son
MASTER PARTICIPATION TRUST, po are subscribed to the foregoing instrument,	in Fact for U.S. BANK TRUST, N.A., as Trustee for LS ersonally known to me to be the same person(s) whose name appeared before me this day in person, and acknowledged t	e(s) that
he/she/they signed, sealed and delivered the uses and purposes therein set forth.	e said instrument as his/her/their free and voluntary act, for	the
Given under my hand official seal this 1s	st day of September 2023.	
	EVELYN WAITHAKA	
Notary Public / Evelyn Waithaka	Notary ID #124251629 Iny Commission Expires	
My Commission Expires: 1/23/2024	Jar uary 23, 2024	

POA recorded 6/14/2022 as 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 not 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:

UNIT 1F IN THE 2140 W. HURON, INC. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 84 IN BLOCK 6 IN THE CANAL TRUSTEES'S SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0324118095, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PLACENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address: 2140 West Huron Street, Unit 1F, Chicago, IL 60612

Assessor's Parcel No.: 17-07-196-553-1001

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