

# UNOFFICIAL COPY



\*2328434003D\*

**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 Tomassetti  
2140 W. Huron St #1F  
Chicago, IL 60612

**Tax Parcel ID Number:**

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 **Attorney 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 "GRANTEE," 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.

PAGE 1 of 4



PCL14718780DDSWR01010104

# UNOFFICIAL COPY


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		11-Oct-2023
	CHICAGO:	2,525.00
	CTA:	1,050.00
	TOTAL:	3,675.00

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

REAL ESTATE TRANSFER TAX		11-Oct-2023
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00

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

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

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]



PCL14718780DDSWR01010204



# UNOFFICIAL COPY

## 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 PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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

Assessor's Parcel No.: 17-07-100-053-1001

PAGE 4 of 4



PCL14718780DDSWR01010404