

# UNOFFICIAL COPY

**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:**

Quentin B. Masci  
2240 E 96th St  
Chicago, IL 60617

**Tax Parcel ID Number:**

25-09-307-027-0000

**Order Number:**

14718818e



Doc# 2328434005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/11/2023 10:14 AM PG: 1 OF 4

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 5th day of September, 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 4849 Greenville Ave, Suite 500, Dallas, TX 75206, hereinafter called "GRANTOR," whether one or more, does hereby grant to FERMINA PEREZ, unmarried, whose address is 4613 S. Damen, Chicago, IL 60609, hereinafter called "GRANTEE," whether one or more

GRANTOR, for and in consideration of the sum of One Hundred Forty-Three Thousand, Five Hundred Dollars and 00/100 (\$143,500.00) 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: 25-09-307-027-0000

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

PAGE 1 of 4



PCL14718818DDSWR01010104



# 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



|                 |          |
|-----------------|----------|
| <b>CHICAGO:</b> | 1,076.25 |
| <b>CTA:</b>     | 430.50   |
| <b>TOTAL:</b>   | 1,506.75 |

**REAL ESTATE TRANSFER TAX** 11-Oct-2023



|                  |        |
|------------------|--------|
| <b>COUNTY:</b>   | 71.75  |
| <b>ILLINOIS:</b> | 143.50 |
| <b>TOTAL:</b>    | 215.25 |

25-09-307-027-0000 | 20231001645601 | 1-315-763-15

25-09-307-027-0000 | 20231001645601 | 1-671-361-488

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

[THIS SPACE INTENTIONALLY LEFT BLANK.]




PCL14718818DDSWR01010204

# 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:


  
\_\_\_\_\_  
Name of Officer: Evelyn Waitaha

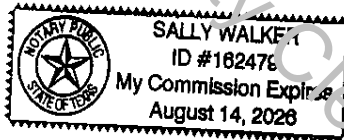
Its: Authorized Signer

STATE OF TEXAS )  
 )  
COUNTY OF DALLAS ) ss.

I, Sally Walker, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Evelyn Waitaha as Authorized Signer 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 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 5th day of September 2023.

  
\_\_\_\_\_  
Notary Public / Sally Walker  
My Commission Expires: 8/14/2026



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 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.



# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

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

THE EAST 38 FEET OF LOT 17 IN BLOCK 2 IN HARTRICH'S RESUBDIVISION OF BLOCKS 1 AND 2 IN FERNWOOD PARK, A SUBDIVISION OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS.

Property Address: 415 West 99th Place, Chicago, IL 60628

Assessor's Parcel No.: 25-09-307-027-0000

Property of Cook County Clerk's Office

PAGE 4 of 4



PCL14718818DDSWR01010404