

# UNOFFICIAL COPY



\*23298220020\*

**After Recording Return to:**  
First American Title Insurance Co  
4795 Regent Blvd  
Irving, TX 75063

Doc# 2329822002 Fee \$88.00

**Instrument Prepared By:**  
Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/25/2023 10:26 AM PG: 1 OF 5

**Mail Tax Statements To:**  
Michael Smith  
4545 S Drexel Unit 1D  
Chicago, IL 60653

**Tax Parcel ID Number:**  
20-20-212-009-0000

**Order Number:**  
14952729

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED dated this 4th day of August, 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 2711 North Haskell Avenue, Suite 2100, Dallas, TX 75204, hereinafter called "GRANTOR," whether one or more, does hereby grant to MICHAEL SMITH, unmarried, whose address is 4545 S Drexel Unit 1D, Chicago, IL 60653, hereinafter called "GRANTEE," whether one or more;

GRANTOR, for and in consideration of the sum of Two Hundred Thousand One Hundred Dollars and 00/100 (\$200,100.00) 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: 20-20-212-009-0000

PAGE 1 of 4



PCL14952729DSWR01010104

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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.

[THIS SPACE INTENTIONALLY LEFT BLANK.]

REAL ESTATE TRANSFER TAX		25-Oct-2023
	CHICAGO:	1,503.75
	CTA:	601.50
	<b>TOTAL:</b>	<b>2,105.25</b>

REAL ESTATE TRANSFER TAX		25-Oct-2023
		COUNTY:
		ILLINOIS:
		<b>TOTAL:</b>

20-20-212-009-0000 | 20231001658110 | 0-719-256-52

20-20-212-009-0000 | 20231001658110 | 0-505-674-704

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



PCL14952729DSWR01010204

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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: Hope Rosales

Its: Authorized Signer

STATE OF Texas )

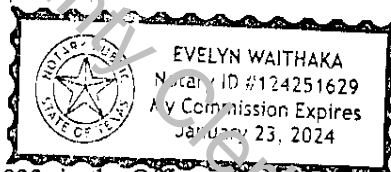
COUNTY OF Dallas )

SS.

I, Evelyn Waithaka, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Hope Rosales 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 4th day of August, 2023

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



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 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 37 IN BLOCK 5 IN LUCY M. GREEN ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 6429 S Morgan St, Chicago, IL 60621

Assessor's Parcel No.: 20-20-212-009-0000

Property of Cook County Clerk's Office



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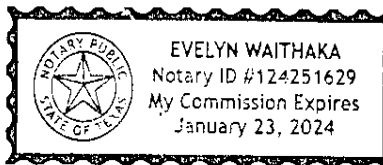
## STATEMENT BY GRANTOR AND GRANTEE

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 August 4, 2023

Signature: *Hope Rosales*  
Hope Rosales / Grantor ~~004260~~

Subscribed and sworn to before me  
By the said Authorized Signatory  
This 4th day of August, 2023  
Notary Public *Evelyn Waitaha*  
Evelyn Waitaha

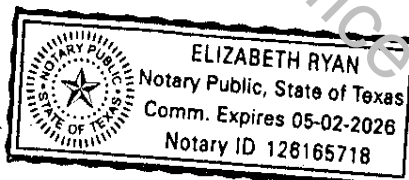


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 22, 2023

Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Chase Davidson  
This 22 day of September, 2023  
Notary Public *Elizabeth Ryan*  
Elizabeth Ryan



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.)