## **UNOFFICIAL COPY**

SPECIAL WARRANTY DEED

(Corporation to Individual)

U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST Doc#. 2331928058 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 11/15/2023 11:55 AM Pg: 1 of 2

Dec ID 20231001648660

ST/CO Stamp 1-995-946-960 ST Tax \$127.50 CO Tax \$63.75

City Stamp 1-721-220-048 City Tax: \$1,338.75

THIS INDENTURE; made this 3 day of 10,5 day of 10,5 day, 2023, between U.S. Bank National Association as Legal Title Trustee for Truman 2016. Cf Title Trust, by and through its attorney-in-fact, Truman Capital Advisors LP, party of the first part, and Sydney Blaylock, 10,95 S. Normal Avenue, Chicago, Illinois 60628, party of the second part.

WITNESSETH that the said note of the first part for and

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid by the party of the second part, the receipt and sufficiency of which are hereby expressly acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents, does hereby GRANT, BARGAIN, SELL AND CONVEY unto said party of the second part, all of the following described land and the improvements thereon situated in the County of Cook and State of Illinois, legally described as follows:

LOT 32 IN BLOCK 3 IN SONNENSCHEIN 4\P SOLOMON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COO\, COUNTY, ILLINOIS.

Common Address:

6440 S. Vernon Avenue, Illinois 65637

Permanent Index No.

20-22-208-028-0000

Together with all and singular the hereditaments and appurtenances thereur to, to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters:

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing. Property sold "AS IS" and "WHEFE IS".

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by Alejardro J-Lopez, and attested to by Christile H Seiler this 23 day of Argust, 2023.

Page 1 of Special Warranty Deed Sale of 6440 S. Vernon Avenue, Chicago, Illinois 60637

Chicago Title 7768C78904440 1002 800

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U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, BY AND THROUGH TRUMAN CAPITAL ADVISORS LP, ITS ATTORNEY-IN-FACT

ATTEST		By:
Chit	MJul	Copo Tetrograss
STATE OF NO.	w York )	
COUNTY OF _	uestrucu ) §§	
for U.S. Bank of Christing for U.S. Bank Na same persons who that they signed, therein set forth.	National Association at legal Title Truste  H Sciler Author(Zecontional Association as Legal Title Trustee for o subscribed to the foregoing instrument, personal and delivered the said instrument as the	of Truman Capital Advisors LP, attorney-in-fact of Truman Capital Advisors LP, attorney-in-fact of Truman 2016 SC6 Title Trust, and the above-named of Truman Capital Advisors LP, attorney-in-fact of Truman 2016 SC6 Title Trust, personally known to me to be the onally appeared before me this day in person, and acknowledged free and voluntary act of said company for the uses and purposes
Given under	r my hand and official seal, this $\frac{3}{2}$ day of	A39 u St , 2023.
		Melion a Chapte
A.,		Notary Public 0
Prepared by:	James A. Larson, HeplerBroom, LLC 70 W. Madison Street, Suite 2600 Chicago, Illinois 60601	Melissa A. Chaffee No'a.v Public, State of New York No 01CH6185679 Qualifie I in Dutchess County Commission Expires April 21, 2024
Mail to:	Nathaniel V. Holcomb, Esq. Chicago Legal Exchange 5612 W. 63 <sup>rd</sup> Street, Unit 3 Chicago, Illinois 60638	O <sub>/S/</sub> C
Send Tax Bills To:	Sydney Blaylock 6440 S. Vernon Avenue Chicago, Illinois 60637	