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Doc#: 2331928021 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2023 11:22 AM Pg: 1 of 4

Dec ID 20230601644359
ST/CO Stamp 1-974-196-176 ST Tax \$535.00 CO Tax \$267.50

SPECIAL WARRANTY DEED (Corporation to Individual)

U.S. BANK, NATIONAL ASSOCIATION AS
LEGAL TITLE TRUSTEE FOR TRUMAN 2016
SC6 TITLE TRUST

THIS INDENTURE is made this 20 day of September, 2023, between U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, by and through its attorney-in-fact, Truman Capital Advisors LP, party of the first part, and Goran Veselinovic, 2436 Robincrest Lane, Glenview, Illinois 60025, party of the second part.

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 12 IN BLOCK 2 IN HODGES AND MURKIN'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 419 Root Street, Park Ridge, Illinois 60068
Permanent Index No. 09-26-402-009-0000

Together with all and singular the hereditaments and appurtenances thereunto; 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 "WHERE IS".

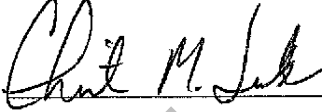
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by Alejandro J. Lopez, and attested to by Christine M. Sailer, this 20 day of September, 2023.

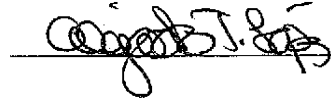
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U.S. BANK, NATIONAL ASSOCIATION AS
LEGAL TITLE TRUSTEE FOR TRUMAN
2016 SC6 TITLE TRUST, BY AND THROUGH
TRUMAN CAPITAL ADVISORS LP, ITS
ATTORNEY-IN-FACT

ATTEST

By:



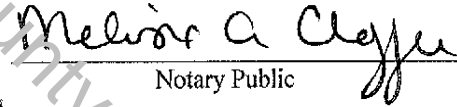


STATE OF NEW YORK)
) §§
COUNTY OF Westchester)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Alejandro J. Lopez, Senior VP of Truman Capital Advisors LP, attorney-in-fact for U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, and the above-named Christina M. Sciller, Authorized Person of Truman Capital Advisors LP, attorney-in-fact for U.S. Bank, National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust, personally known to me to be the same persons who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of September, 2023.

Melissa A. Chaffee
Notary Public, State of New York
No. 01CH6185679
Qualified in Dutchess County
Commission Expires April 21, 2024

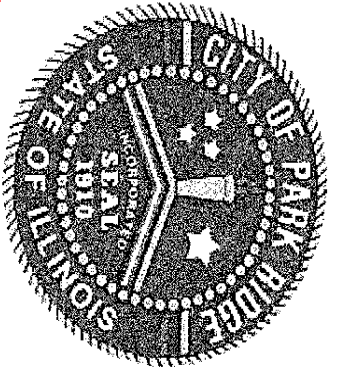

_____ Notary Public

Prepared by: James A. Larson, Esq.
HeplerBroom, LLC
70 W. Madison Street, Suite 2600
Chicago, Illinois 60601

Mail to: Robin C. Reizner, Esq.
2720 S. River Road, Suite 58
Des Plaines, Illinois 60018

Send Tax Bills To: Goran Veselinovic
419 Root Street
Park Ridge, Illinois 60068

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

p: (847) 318-5222 | transistamp@parkridge.us | www.parkridge.us
505 Butler Pl, Park Ridge, Illinois 60068

Certificate # 23-000934

Pin(s)

09-26-402-009-0000

Address

419 ROOT ST

This certificate acts as a receipt that the above-mentioned party has complied with City of Park Ridge Ordinance 2020-44

Property Transfer Tax

\$1,070.00

Date

11/03/2023

Property of Cook County Clerk's Office

X 

Christopher D. Lipman
Finance Director

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Property of Cook County Clerk's Office



09-26-402-009-0000

| 20230601644359

| 1-974-196-176

COUNTY:	267.50
ILLINOIS:	535.00
TOTAL:	802.50