

UNOFFICIAL COPY



Doc# 2332457020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/20/2023 12:04 PM PG: 1 OF 4

File No: IL2307226R

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:
Novare National Settlement Service, LLC
3180 Curlew Rd., Suite 108
Oldsmar, FL 34677

Mail Tax Statements To: **Hyde Companies LLC Series Troy, 3639 W 79th St, Chicago, IL 60652**

Parcel Number: 25-09-419-007-0000

SPECIAL WARRANTY DEED

The grantor, **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**, ("Grantor"), of **C/O Hudson Homes Management LLC, 4849 Greenville Avenue Suite 500, Dallas, TX 75206**, for and in the consideration of \$80,000.00 (Eighty Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Hyde Companies LLC Series Troy**, ("Grantee"), whose tax mailing address is **3639 W 79th St, Chicago, IL 60652**, the following described real estate and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows:

REAL ESTATE TRANSFER TAX

17-Nov-2023

REAL ESTATE TRANSFER TAX

17-Nov-2023

COUNTY:	40.00
ILLINOIS:	80.00
TOTAL:	120.00

25-09-419-007-0000 | 20231101675629 | 0-452-014-032



CHICAGO:

600.00

CTA:

240.00

TOTAL:

840.00 *

25-09-419-007-0000 | 20231101675629 | 0-492-646-352

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

4

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Lot 39 and the South 4 feet of Lot 40 in Block 19 in Joseph B. Chandler's Subdivision of Blocks 5, 10, 19 and 24, East 1/2 of Blocks 6, 9 and 20 and the West 1/2 of Blocks 4, 11 and 18, Lots 1 and 4 in Block 23 and Lots 2 and 3 in Block 25, all in Fernwood, a subdivision of the Southeast 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 10123 S Yale Ave, Chicago, IL 60628

Prior deed recorded at **Instrument No. 1625744029**

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and high ways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Clerk's Office

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Executed by the undersigned on October 16, 2023 :

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by Hudson Homes Management LLC as Attorney in Fact

By: [Signature]

Name: Evelyn Waithaka

Its: Authorized Signatory

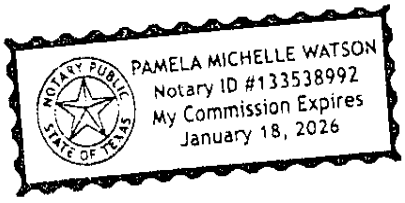
Note: POA recorded 4/30/2021 at Doc # 2112039296.

STATE OF TEXAS
COUNTY OF DAKOTA

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Evelyn Waithaka as Authorized Signatory on behalf 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 or has produced personally known as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 and Notarial Seal this 16th day of October, 2023.

[Signature]
Notary Public / Pamela Michelle Watson



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STATEMENT BY GRANTOR AND GRANTEE

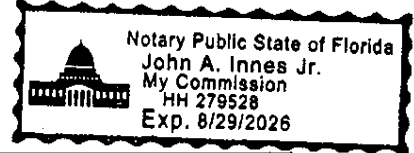
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Oct 17, 2023

Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Sarah Biesaj
this 17 day of October,
2023.

NOTARY PUBLIC



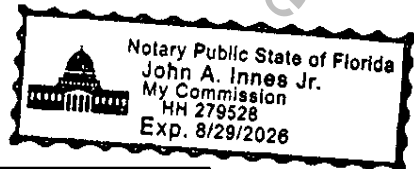
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date Oct 17, 2023

Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Sarah Biesaj
This 17 day of October,
2023.

NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)