

# UNOFFICIAL COPY

Doc# 2401813262 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/18/2024 12:56 PM Pg: 1 of 3

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

Dec ID 20231201693722  
ST/CO Stamp 1-253-970-992 ST Tax \$300.00 CO Tax \$150.00

FIRST AMERICAN TITLE

FILE # AF1040411

Preparer File:  
FATIC No.: AF1040411

THE GRANTOR, Owner, U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust, a consideration and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the state of Illinois, for an in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Anabel J Dencas Fundora and Ryan A Padawang of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: AS Joint Tenants with Right of Survivorship

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO:

The Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number(s): 12-29-315-001-0000

Address(es) of Real Estate: 201 E Grand Ave Melrose Park, IL 60164  
(Unincorporated)

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Senior Vice President this:

20th day of December, 2023.



First American  
Title Insurance Company

Special Warranty Deed - LLC



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**Exhibit "A" – Legal Description**

**LOT 10 IN BLOCK 15 IN FOURTH ADDITION TO GRAND AVENUE HIGHLANDS, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT 1478096, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office



**First American  
Title Insurance Company**

Special Warranty Deed - LLC