

UNOFFICIAL COPY



Doc# 2403215028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2024 02:33 PM PG: 1 OF 3

File No: IL23018913

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: **Michael T Fortuna and Nydia Faride Talamas Acosta: 6413 Jeanette Ct., Tinley Park, IL 60477**

Parcel Number: 28-31-400-047-0000

SPECIAL WARRANTY DEED

The grantor, **U.S. Bank Trust, N.A., as Trustee for LSRMF MH Master Participation Trust II**, ("Grantor"), of **C/O Hudson Homes Management LLC, 4849 Greenville Avenue Suite 500 Dallas, Texas 75206**, for and in the consideration of \$348,000.00 (Three Hundred Forty Eight 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 **Michael T Fortuna and Nydia Faride Talamas Acosta, husband and wife, as tenants by the entirety**, ("Grantee"), whose tax mailing address is **6413 Jeanette Ct., Tinley Park, IL 60477**, 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

01-Feb-2024



COUNTY:	174.00
ILLINOIS:	348.00
TOTAL:	522.00

28-31-400-047-0000

| 20240101623914 | 0-530-684-976

UNOFFICIAL COPY

LOT 7 IN JEANETTE SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 6413 Jeanette Ct., Tinley Park, IL 60477

Prior deed recorded at Instrument No. 2309334020

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 highways; 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.

Property Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on January 16, 2024 :

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

By: *Hope Rosales*

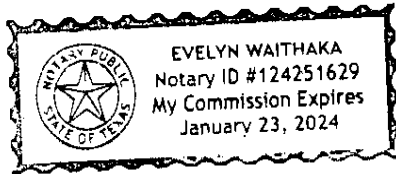
Name: Hope Rosales

Its: Authorized Signatory

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Hope Rosales as Authorized Signatory on behalf of **Hudson Homes Management LLC as Attorney-in-Fact for U.S. Bank Trust, N.A., as Trustee for LSRMF MH Master Participation Trust II,** **personally known to me** or has produced _____ 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 January, 2024 .



Evelyn Waithaka
Notary Public / Evelyn Waithaka