

# UNOFFICIAL COPY

Doc#: 2407902259 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/19/2024 12:40 PM Pg: 1 of 3

Dec ID 20240301653164

ST/Co Stamp 1-235-289-648 ST Tax \$680.00 CO Tax \$340.00

23GST900101NR - 1/2 CT  
This instrument prepared by:  
Segel Law Group, Inc.  
1827 Walden Office Square, Suite 450  
Schaumburg IL 60173

After Recording Return To:

Eric Chua  
Helen Li  
2285 Arbeleda Lane  
Northbrook IL 60062

Mail Tax Statements To: Eric Chua and Helen Li; 2285 Arbeleda Lane, Northbrook, IL 60062

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
04-21-204-021-0000

## SPECIAL WARRANTY DEED

U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust, whose mailing address is 3501 Olympus Blvd, Suite 500, Dallas TX, 75019, hereinafter grantor, for \$680,000.00 (Six Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Eric Chua and Helen Li, hereinafter grantee, whose tax mailing address is 2285 Arbeleda Lane, Northbrook, IL 60062, the following real property:

*\* AS TENANTS BY THE ENTIRETY*

LOT 21 IN WILLOW WOODS, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 3, 1970 AS DOCUMENT NUMBER 21125655 IN COOK COUNTY, ILLINOIS.

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**Property Address is: 2285 Arbeleda Lane, Northbrook, IL 60062**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; 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.

Prior instrument reference: **2403157011**

# UNOFFICIAL COPY

Executed by the undersigned on 2/14/2024:

U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust, by Selene Finance LP, a Delaware limited partnership is signing as attorney in fact

By: [Signature]

Name: Rory Hyde

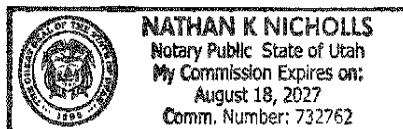
Its: VP

Witness: [Signature] Jason Wood

Witness: [Signature] Cory Quiatt

STATE OF UTAH  
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me on FEB 14, 2024, by Rory Hyde its VP on behalf of U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust, by Selene Finance LP, a Delaware limited partnership is signing as attorney in fact, who has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]  
Notary Public

MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative