

UNOFFICIAL COPY

① 2365900014NR

Doc#: 2408614023 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 9:15 AM Pg: 1 of 3

Dec ID 20240301660501

ST/Co Stamp 1-988-322-864 ST Tax \$260.00 CO Tax \$130.00

City Stamp 0-170-268-208 City Tax \$2,730.00

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:

Katherine Brito *m*

5040 North Harding Avenue
Chicago, IL 60625

*2905 N Harding
Chicago, IL 60625*

Mail Tax Statements To: *m* Katherine Brito; 5040 North Harding Avenue, Chicago, IL 60625

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-11-305-016-0000

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 \$259,900.00 (Two Hundred Fifty Nine Thousand, Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Katherine Brito, hereinafter grantee, whose tax mailing address is 5040 North Harding Avenue, Chicago, IL 60625, the following real property:

Lot 28 in Albany Park Gardens, being a Subdivision in the Southwest 1/4 of Section 11, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded April 20, 1925 as document number 8870597, in Cook County, Illinois.

UNOFFICIAL COPY

Property Address is: 5040 North Harding Avenue, Chicago, IL 60625

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: **2326312504**

UNOFFICIAL COPY

Executed by the undersigned on FEB 6, 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: Cody Oviatt

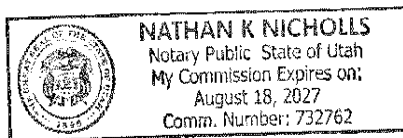
Its: MANAGER

Witness: [Signature] Susan Wood

Witness: [Signature] Anthony Benson

STATE OF UTAH
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me on FEB 6, 2024, by Cody Oviatt its MANAGER 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: [Signature]

Buyer, Seller or Representative