

# UNOFFICIAL COPY

(C) 2365TA00051NR

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 9:14 AM Pg: 1 of 3

Dec ID 20240301660799

ST/Co Stamp 0-331-834-928 ST Tax \$120.00 CO Tax \$60.00

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

After Recording Return To:  
Mohamed Guallid  
1305 N. Baldwin Court, Unit 1D  
Palatine IL 60074

Mail Tax Statements To: Mohamed Guallid: 1305 N. Baldwin Court, Unit 1D, Palatine IL 60074

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**02-12-200-019-1130**

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## 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 **\$120,000.00 (One Hundred Twenty Thousand, Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Mohamed Guallid**, hereinafter grantee, whose tax mailing address is **1305 N Baldwin Ct. Unit 1D, Palatine IL 60074**, the following real property:

**PARCEL 1: UNIT XII-D1, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN BALDWIN COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22368743, AS AMENDED FROM TIME-TO-TIME, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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**PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 22163198, IN COOK COUNTY, ILLINOIS.**

**Property Address is: 1305 North Baldwin Court, Unit 1D, Palatine, IL 60074**

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: **2327016092**

# UNOFFICIAL COPY

Executed by the undersigned on 3/13/24 :

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

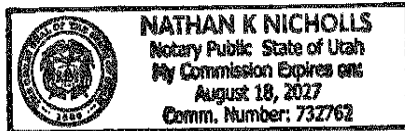
Its: MANAGER

Witness: [Signature] 70110 Wood

Witness: [Signature] 10110 Bensen

STATE OF UTAH  
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me on MARCH 13, 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: \_\_\_\_\_

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