

UNOFFICIAL COPY

Doc#: 2408714097 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 9:40 AM Pg: 1 of 3

Dec ID 20240301661809

ST/Co Stamp 0-595-125-808 ST Tax \$110.00 CO Tax \$55.00

City Stamp 0-654-317-104 City Tax \$1,155.00

2365T900108NR

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

After Recording Return To:
Oscar Perez Gonzalez
10806 S. Vernon Ave.
Chicago, IL 60628

Mail Tax Statements To: Oscar Perez Gonzalez; 10806 S. Vernon Ave., Chicago IL 60628

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25-15-407-016-0000

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 **\$110,000.00 (One Hundred Ten Thousand, Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Oscar Perez Gonzalez**, hereinafter grantee, whose tax mailing address is **10806 S. Vernon Ave., Chicago IL 60628**, the following real property:

An unmarried man

Lot 2521 in Frederick H. Bartlett's Greater Chicago Subdivision No. 5 being a subdivision of that part lying West of and adjoining the right of way of the Illinois Central Railroad of the East 3/4 of the South 1/2 of the North 1/2 and the North West 1/4 of the South East 1/4 of Section 15, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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Property Address is: 10806 S. Vernon Ave., Chicago IL 60628

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: **2406206149**

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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

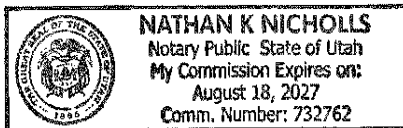
Its: MANAGER

Witness: [Signature] Jessie Wood

Witness: [Signature] Anthony Bursari

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