

UNOFFICIAL COPY



Doc# 2411709025 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 4/26/2024 12:05 PM  
PAGE: 1 OF 3

File No: IL2400523R  
Grantor's Loan No. 9204391788

Prepared by: Sarah Cordeil, 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: **Ajare LLC: 9617 S Winchester Ave., Chicago, IL 60643**

Parcel Number: 25-17-107-019-0000

**SPECIAL WARRANTY DEED**

The grantor, **U.S. Bank Trust, N.A.**, as Trustee for **LSF9 Master Participation Trust**, ("Grantor"), of **C/O Hudson Homes Management LLC, 4849 Greenville Avenue Suite 500, Dallas, TX 75206**, for and in the consideration of \$177,900.00 (One Hundred Seventy Seven Thousand Nine Hundred 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 **Ajare LLC**, ("Grantee"), whose tax mailing address is **9617 S Winchester Ave., Chicago, IL 60643**, 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**

25-Apr-2024



COUNTY: 89.00  
ILLINOIS: 178.00  
TOTAL: 267.00

25-17-107-019-0000

| 20240401682660 | 1-971-040-560

# UNOFFICIAL COPY

All of Lot 18, the East 15 feet of Lot 19 in Washington Heights Resubdivision of Lots 6 and 7 of the subdivision of the Blue Island Lane & Building Company in the West 1/2 of the Northwest 1/4 of Section 17, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois recorded May 2, 1873 as Document No. 95730.

Property Address is: 1442 W 105th St., Chicago, IL 60643

Prior deed recorded at Instrument No. 1004713021

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.

## REAL ESTATE TRANSFER TAX

24-Apr-2024



CHICAGO:	1,335.00
CTA:	534.00
TOTAL:	1,869.00 *


25-17-107-019-0000 | 20240401682610 | 1-177-334-064

\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

Executed by the undersigned on April 1, 2024 :

**U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by Hudson Homes Management LLC as Attorney-in-Fact**

By: 

Name: Evelyn Waithaka

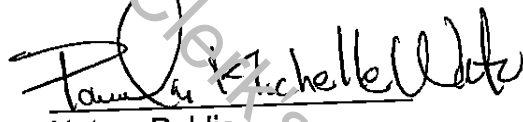
Its: \_\_\_\_\_

Note: POA recorded 9/3/2021 at Doc # 2124645050.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Evelyn Waithaka as Authorized Signatory on behalf of **Hudson Homes Management LLC as Attorney-in-Fact for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**, 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 1st day of April, 2024 .

  
Notary Public  
Pamela Michelle Watson

