

# UNOFFICIAL COPY

Doc#: 2413429031 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/13/2024 9:59 AM Pg: 1 of 3

Dec ID 20240501693722  
ST/Co Stamp 1-511-995-696 ST Tax \$325.00 CO Tax \$162.50  
City Stamp 0-438-253-872 City Tax \$3,412.50

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

After Recording Return To:  
Sowmya Dhanwada  
1918 N.Lotus Ave.  
Chicago, IL 60639

Mail Tax Statements To: Sowmya Dhanwada; 1918 N. Lotus Ave., Chicago, IL 60639

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**13-33-327-079-0000**

---

## SPECIAL WARRANTY DEED

U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust C/O U.S. Bank Trust National Association, whose mailing address is 3501 Olympus Blvd, Suite 500, Dallas TX, 75019, hereinafter grantor, for \$325,000.00 (Three Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to SOWMYA DHANWADA, hereinafter grantee, whose tax mailing address is 1918 N. Lotus Ave., Chicago, IL 60639, the following real property:

**PARCEL 1:**  
**LOT 79 IN GALEWOOD RESIDENTIAL SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

# UNOFFICIAL COPY

**PARCEL 2:**

**NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, ON, OVER, UPON, THROUGH AND ACROSS THOSE PORTIONS OF LOT 169 IMPROVED AS ROADWAY.**

**Property Address is: 1918 N. Lotus Ave., Chicago, IL 60639**

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: **2302045070**

# UNOFFICIAL COPY

Executed by the undersigned on 4/23/24 :

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

By: [Signature]

Name: CODY QUATT

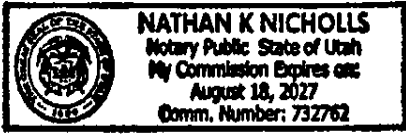
Its: MANAGER

Witness: [Signature]

Witness: [Signature]

STATE OF UTAH  
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me on April 23, 2024, by CODY QUATT 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 C/O U.S. Bank Trust National Association, by Selene Finance LP, a Delaware limited partnership is signing as attorney in fact, who has produced \_\_\_\_\_ as identification, and furthermore, he 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