

# UNOFFICIAL COPY

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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/21/2024 10:15 AM Pg: 1 of 2

Dec ID 20240801684698

ST/Co Stamp 1-768-578-864 ST Tax \$106.50 CO Tax \$53.25

City Stamp 0-341-286-704 City Tax \$1,118.25

## SPECIAL WARRANTY DEED

### This Instrument Prepared By:

THOMAS ALLGOOD, Esq. Bar No. 6340756  
o/b/o BC LAW FIRM, P.A.  
1521 CONCORD PIKE SUITE 301  
WILMINGTON, DE 19803

THIS INDENTURE made on 7th day of AUGUST, 2024, by and between U.S. BANK NATIONAL ASSOCIATION, whose mailing address is 9380 EXCELSIOR BLVD., HOPKINS, MN 55343, duly authorized to transact business in the STATE of Illinois, party of the first part, and GORDON AVENUE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY whose mailing address is 7935 S INDIANA, CHICAGO, IL 60615, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of One Hundred Six Thousand Five Hundred and 00/100 Dollars (\$106,500.00), and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does grant, bargain, sell and convey unto the party of the second part, and it's assigns, FOREVER, all the following described real estate, situated in the county of COOK, and State of Illinois known and described as follows, to wit:

**LOT 11 IN WILLIAM A. BOND AND COMPANY'S SUBDIVISION OF THE NORTH HALF OF BLOCK 6 IN WAKEMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

APN: 20-27-413-030-0000

Property Address: 7626 SOUTH LANGLEY AVENUE, CHICAGO, IL 60619

This instrument was prepared without the benefit of a title examination.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

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APN: 20-27-413-030-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part and its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part and its assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

U.S. BANK NATIONAL ASSOCIATION

By: 

Name: Dale S. Armistead

Title: Officer

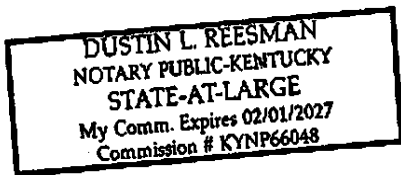
STATE OF KENTUCKY )


) SS

COUNTY OF DAVISS )

On this date, before me personally appeared Dale S. Armistead, an Officer, before me known to be the person who executed the foregoing instrument on behalf of U.S. BANK NATIONAL ASSOCIATION and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of aforesaid, this 7th day of AUGUST, 2024.



  
Notary Public - Dustin L. Reesman  
My term Expires: 02/01/2027

Recordation Requested By/Return to:  
TIMIOS, INC.  
5716 CORSA AVE  
WESTLAKE VILLAGE, CA 91362 File  
No. 366034

Send Tax Notices to:  
GORDON AVENUE LLC  
7935 S INDIANA  
CHICAGO, IL 60615