

# UNOFFICIAL COPY

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Doc#: 1217712051 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/25/2012 09:29 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR Melrose Holdings 10, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and having its principal place of business at 711 S. Westmore Ave., Lombard, Illinois, and pursuant to authority given by the Illinois Limited Liability Act, its Operating Agreement and its sole member, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, hereby specially grants, conveys, warrants, remises, releases, aliens and sells to the GRANTEE, Sunway Realty, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and having its principal place of business at 600 Woods Creek Lane, Algonquin, IL 60102, that certain real property situated in the County of Cook, State of Illinois described on Exhibit A attached hereto (the "Property"), together with the hereditaments and appurtenances pertaining to such Property, 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 Grantor in and to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever.

Grantor, for itself, and its successors, hereby covenants and agrees to and with the Grantee, its successors and assigns, that, except for the Permitted Exceptions described on Exhibit B attached hereto, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

In Witness Whereof, said Grantor has caused its company name to be signed to these presents by its Assistant Secretary this 11TH day of JUNE, 2012.

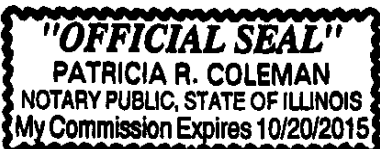
MELROSE HOLDINGS 10, LLC

By: Kevin J. Bussey  
Kevin J. Bussey  
Its Assistant Secretary

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kevin J. Bussey, Assistant Secretary of Melrose Holdings 10, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of June, 202012

Patricia R. Coleman  
Notary Public



BOX 333-CT

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## EXHIBIT "A"



LOT SIX (6) IN BLOCK ONE HUNDRED EIGHT (108) IN HOFFMAN ESTATES VIII, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 3, 1989, AS DOCUMENT NUMBER 1852967, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 07-16-423-006-0000  
Property Address: 675 Woodlawn St., Hoffman Estates, IL 60194

## EXHIBIT "B" PERMITTED EXCEPTIONS

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.



REAL ESTATE TRANSFER		06/14/2012
	COOK	\$45.00
	ILLINOIS:	\$90.00
TOTAL:		\$135.00
07-16-423-006-0000   20120601603040   CHDX53		

MAIL TO:  
Kozar Law Office  
105 S. Adell Pl  
Elmhurst IL 60126

MAIL SUBSEQUENT TAX BILLS TO:  
Sunway Realty LLC  
2413 W. Algonquin Rd #308  
Algonquin, IL 60102