

# UNOFFICIAL COPY



Doc#: 1332601084 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/22/2013 12:02 PM Pg: 1 of 4

THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431

ABOVE SPACE FOR RECORDER'S USE ONLY

C. T. J / CY  
884 7/14/12  
CS 201350771  
1/12

04/11/07

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 28th day of October, 2013, between Lexington Place 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 ("Grantor"), and Paul Sheehan and Lesley Sheehan ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, [as Tenants by the Entirety] and to Grantee's heirs and 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:

*See Exhibit A attached hereto.*

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 Grantor, 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 Grantee and Grantee's heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:



SP  
P  
S  
SCY  
INT


# UNOFFICIAL COPY

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record which do not interfere with the use of the Unit;
- (iv) applicable zoning and building laws and ordinances;
- (v) roads and highways;
- (vi) unrecorded public utility easements, if any;
- (vii) Grantee's mortgage;
- (viii) plats of dedication and covenants thereon;
- (ix) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (x) liens and other matters of title over which the title company, is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): 17-32-406-009-0000

Address(es) of real estate: 835 W. 37<sup>th</sup> Place, Chicago, Illinois 60609

REAL ESTATE TRANSFER		11/04/2013
	COOK	\$236.00
	ILLINOIS:	\$472.00
	<b>TOTAL:</b>	<b>\$708.00</b>
17-32-406-029-0000   20131001604132   J8MFYD		

REAL ESTATE TRANSFER		11/04/2013
	CHICAGO:	\$3,540.00
	CTA:	\$1,416.00
	<b>TOTAL:</b>	<b>\$4,956.00</b>
17-32-406-029-0000   20131001604132   80QMHS		

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

LEXINGTON PLACE LLC, an Illinois limited liability company

By: Lexington Homes L.L.C., an Illinois limited liability company

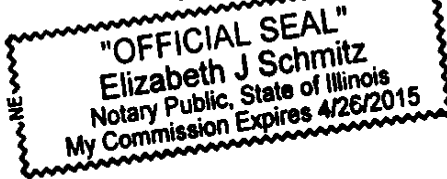
By: [Signature]  
Its Member

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey M. Benach, the Member of Lexington Place LLC, an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of October, 2013.



[Signature]  
Notary Public

MAIL TO:

Melinda Brown  
301 Scottswood Road  
Riverside IL 60546

SEND SUBSEQUENT TAX BILLS TO:

Paul + Leslie Sheehan  
(NAME)  
835 W. 37th Place  
(ADDRESS)  
Chicago IL 60609  
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

**STREET ADDRESS:** 835 W 37TH PLACE

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 17-32-406-029-0000

**LEGAL DESCRIPTION:**

THE EAST 7.44 FEET OF LOT 21 AND LOT 22 (EXCEPT THE EAST 6.38 FEET THEREOF) IN BLOCK 13 IN GAGE AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office