

UNOFFICIAL COPY



Doc#: 1405722065 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/26/2014 12:25 PM Pg: 1 of 2

2/7 642521

642521

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that 1799 WILLOW, LLC, an Illinois Limited Liability Company, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to WILLOW PARTNERS LLC c/o WASHINGTON PROPERTIES, INC. 400 SKOKIE BLVD., STE. 425, NORTHBROOK, IL 60062, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 19, 20 AND 21 IN BLOCK 15 IN UNITED REALTY COMPANY'S WILLOW CREEK, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1799 WILLOW ROAD, NORTHBROOK, IL 60063
Tax Identification Nos. 05-19-117-013-0000, 05-19-117-014-0000, 05-19-117-015-0000, 05-19-117-016-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the 2nd installment of 2013 and subsequent years;
- (b) ordinance, license agreement, leases, memorandums of record;

And said grantor, hereby expressly waives and releases any and all right or benefit under any statute of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEES, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, 1799 WILLOW, LLC has caused these presents to be signed by its members on its behalf, this 27 day of February, 2014.

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1799 WILLOW, LLC

By: *Irene Itkin*
Irene Itkin, its member

By: *Arthur Itkin*
Arthur Itkin, its member

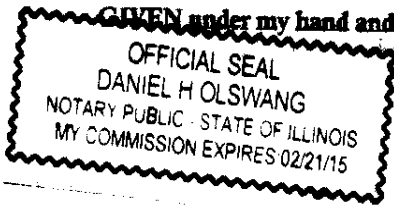
THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

STATE OF ILLINOIS

COUNTY OF COOK

I, *Daniel H. Olswang*, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Irene Itkin and Arthur Itkin, personally known to me to be the members of 1799 WILLOW, LLC, and are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such members, they signed and delivered the said instrument pursuant to authority given by the members of said Limited Liability Company as they free and voluntary act and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of February, 2014.



Daniel H. Olswang
Notary Public

REAL ESTATE TRANSFER	
COOK	02/25/2014
ILLINOIS:	\$975.00
TOTAL:	\$1,950.00
	\$2,925.00
05-19-117-013-0000 20140201604499 N60NXQ	

PREPARED BY:
STEFANIA MICHAELS
39 S. LA SALLE ST. Ste. 1105
CHICAGO, IL 60603

MAIL TO AND → MAIL TAX BILLS TO:
WASHINGTON PROPERTIES LLC
400 SKOKIE BLVD.
NORTHBROOK, IL 60062