

# UNOFFICIAL COPY



14066420450

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That SYNERGY PROPERTY HOLDINGS, LLC,  
AN ILLINOIS LIMITED LIABILITY  
COMPANY, herein called 'GRANTOR',

whose mailing address is:

4425 Ponce DeLeon Boulevard,

Coral Gables, Florida 33146

FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good

and valuable consideration, to it in hand paid by the party or parties identified below as  
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

Doc#: 1406642045 Fee: \$68.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/07/2014 10:08 AM Pg: 1 of 4

JARPER PROPERTIES, LLC- SERIES 4 BLUE ISLAND, an Illinois limited liability company,  
called 'GRANTEE' whose mailing address is: 16W241 S. Frontage Road, Suite 40, Burr Ridge,  
IL 60524

all that certain real property situated in Cook County, Illinois and more particularly described as  
follows:

### PARCEL 1:

LOTS 1 THRU 27 BOTH INCLUSIVE, 29, 31, 32, 33, 35, 36, 45, 56, 73, 74, 77 (EXCEPT  
EAST 10 FEET), 78, 79, 80, 81, 82, 83, 84 (EXCEPT WEST 10 FEET), 87 THRU 113, BOTH  
INCLUSIVE, 117 AND 118 IN DEER POINTE SUBDIVISION, BEING A SUBDIVISION OF  
PART OF THE SOUTH 30 ACRES OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP  
36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
THE PLAT THEREOF RECORDED DECEMBER 14, 2005 AS DOCUMENT NUMBER  
0534819066, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EAST HALF OF THE VACATED ALLEY, VACATED BY DOCUMENT 0513239079,  
LYING WEST OF AND ADJACENT TO LOT 11 IN BLOCK 1 IN KEDZIE HEIGHTS,  
BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF  
SECTION 1, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1924 AS  
DOCUMENT NUMBER 8470346, IN COOK COUNTY, ILLINOIS.

Permanent Tax Nos.: See attached exhibit "A"

Address of Property: 10 Single Family Homes and 62 Lots in the Deer Point Subdivision, Blue  
Island, Illinois 60406

TO HAVE AND TO HOLD the above described premises, together with all the rights and  
appurtenances thereto in any wise belonging, unto the said GRANTEE, its successors and  
assigns forever, subject to: (a) covenants, conditions and restrictions of record; (b) private, public  
and utility easements and roads and highways, if any; (c) existing leases and tenancies, if any; (d)  
special taxes or assessments for improvements not yet completed, if any; (e) installments not due  
at the date hereof of any special tax or assessment for improvements heretofore completed, if  
any; (f) general real estate taxes not yet due or payable; (g) building code violations and judicial  
proceedings relating thereto, if any; (h) existing zoning regulations; (i) encroachments, if any, as  
may be disclosed by a plat of survey; (j) drainage ditches, drain tiles, feeders, laterals and  
underground pipes, if any; and (k) all mineral rights and easements in favor of mineral estate.

BOX 334 CT

S Y  
P 14  
S N  
SC Y  
INT 10

WSS064075  
act2  
402-R  
(P.C.)

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Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 30<sup>th</sup> day of JANUARY, 2014 in its name by Kenneth J Kadleck its VICE PRESIDENT thereunto authorized by resolution of its board of directors.

SYNERGY PROPERTY HOLDINGS, LLC

BY:

Kenneth J Kadleck  
Kenneth J Kadleck  
VICE PRESIDENT

(AFFIX SEAL)

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of JANUARY, 2014 by Kenneth J Kadleck as VICE PRESIDENT of SYNERGY PROPERTY HOLDINGS, LLC, on behalf of the said corporation.

After Recording  
MAIL TO:

Bruce J. Waldman

Cohen, Salk & Howard PC

630 Dundee Road, Sk 120

Northbrook IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Jarper Properties LLC - Series 4 Blue Island

116W241 S. Frontage Road #40

Burr Ridge, IL 60524

NOTARY

PUBLIC OFFICIAL SEAL  
MARYANN POTENZO-ANDERSEN  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 06/17/17

This instrument prepared by:

KENNETH D. SLOMKA  
SLOMKA LAW GROUP  
15255 S. 94<sup>TH</sup> AVENUE, SUITE 602  
ORLAND PARK, IL 60462

REAL ESTATE TRANSFER

02/03/2014



COOK	\$281.25
ILLINOIS:	\$562.50
TOTAL:	\$843.75

28-01-307-034-0000 | 20140101605753 | N1TBAF

Permanent Tax No.: See attached exhibit "A"

Address of Property: 10 Single Family Homes and 62 Lots in the Deer Point Subdivision, Blue Island, Illinois 60406

**UNOFFICIAL COPY****EXHIBIT "A"**  
**PINS/LOTS**

28-01-307-034-0000 (LOT 1)  
28-01-307-035-0000 (LOT 2)  
28-01-307-036-0000 (LOT 3)  
28-01-307-037-0000 (LOT 4)  
28-01-307-038-0000 (LOT 5)  
28-01-307-039-0000 (LOT 6)  
28-01-307-040-0000 (LOT 7)  
28-01-307-041-0000 (LOT 8)  
28-01-307-042-0000 (LOT 9)  
28-01-307-043-0000 (LOT 10)  
28-01-307-044-0000 (LOT 11)  
28-01-307-045-0000 (LOT 12)  
28-01-307-046-0000 (LOT 13)  
28-01-307-047-0000 (LOT 14)  
28-01-307-048-0000 (LOT 15)  
28-01-307-049-0000 (LOT 16)  
28-01-307-050-0000 (LOT 17)  
28-01-307-051-0000 (LOT 18)  
28-01-307-052-0000 (LOT 19)  
28-01-307-053-0000 (LOT 20)  
28-01-307-054-0000 (LOT 21)  
28-01-307-055-0000 (LOT 22)  
28-01-307-056-0000 (LOT 23)  
28-01-307-057-0000 (LOT 24)  
28-01-307-058-0000 (LOT 25)  
28-01-307-059-0000 (LOT 26)  
28-01-310-025-0000 (LOT 29)  
28-01-310-027-0000 (LOT 31)  
28-01-310-028-0000 (LOT 32)  
28-01-310-029-0000 (LOT 33)  
28-01-310-031-0000 (LOT 35)  
28-01-310-032-0000 (LOT 36)  
28-01-310-041-0000 (LOT 45)  
28-01-310-052-0000 (LOT 56)  
28-01-310-053-0000 (LOT 27)  
28-01-315-055-0000 (LOT 73)  
28-01-315-056-0000 (LOT 74)  
28-01-315-069-0000 (LOT 87)  
28-01-315-070-0000 (LOT 88)  
28-01-315-071-0000 (LOT 89)  
28-01-315-072-0000 (LOT 90)  
28-01-315-073-0000 (LOT 91)

3140 142ND Pl.

Blue Island Fl. 60406

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY** \_\_\_\_\_

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28-01-315-074-0000 (LOT 92)  
28-01-315-075-0000 (LOT 93)  
28-01-315-076-0000 (LOT 94)  
28-01-315-077-0000 (LOT 95)  
28-01-315-078-0000 (LOT 96)  
28-01-315-079-0000 (LOT 97)  
28-01-315-080-0000 (LOT 98)  
28-01-315-081-0000 (LOT 99)  
28-01-315-082-0000 (LOT 100)  
28-01-315-083-0000 (LOT 101)  
28-01-315-084-0000 (LOT 102)  
28-01-315-085-0000 (LOT 103)  
28-01-315-086-0000 (LOT 104)  
28-01-315-087-0000 (LOT 105)  
28-01-315-088-0000 (LOT 106)  
28-01-315-089-0000 (LOT 107)  
28-01-315-090-0000 (LOT 108)  
28-01-315-091-0000 (LOT 109)  
28-01-315-092-0000 (LOT 110)  
28-01-315-093-0000 (LOT 111)  
28-01-315-094-0000 (LOT 112)  
28-01-315-095-0000 ( LOT 113)  
28-01-315-100-0000 (LOT 117)  
28-01-315-101-0000 (LOT 118)  
28-01-315-103-0000 (LOTS 77 & 78)  
28-01-315-104-0000 (LOTS 78 & 79)  
28-01-315-105-0000 (LOTS 79 & 80)  
28-01-315-106-0000 (LOTS 81 & 82)  
28-01-315-107-0000 (LOTS 82 & 83)  
28-01-315-108-0000 (LOTS 83 & 84)

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_