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SPECIAL WARRANTY DEED

Statutory (Illinois)
(LLC. to Individuals)

CAUTION: Consult a lawyer before using or acting under this form. *Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.*

Doc#: 1426139044 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2014 01:24 PM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

THIS AGREEMENT made this 8th day of September, 2014, between Morris Hill Properties, LLC, a 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, 1901 N. Clyborn Ave., Suite 302, Chicago, IL 60614, party of the first part, and Daniel Baublitz and Renee Baublitz, as joint tenants, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN and _____no/100Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit: (See 2d page for legal description of the real estate).

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, his/her/their heirs and 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, his/her/their 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) covenants, easements, conditions and restrictions of record, (b) party wall rights, easements and restrictions, if any, (c) building, zoning, and health code violations, if any, and administrative proceedings and legal proceedings pending as a result thereof, if any, (d) general property taxes and special assessments due for the year 2012 and subsequent years.

Permanent Real Estate Number(s): 31-34-404-004-0000

Address(es) of real estate: 4315 Davis Ave., Matteson, Illinois.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Member this 8th day of September, 2014.

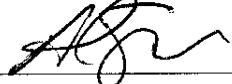
Morris Hill Properties, LLC,

By: 
Member

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Joshua Timmons, personally known to me to be Member of the LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member, he signed and delivered the said instrument.

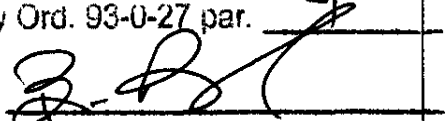
Given under my hand and official seal, this 8th day of September, 2014.

Commission expires 8/8 20 ¹⁶~~14~~  _____
NOTARY PUBLIC

Please Seal Here



Legal Description: Lot 14 in Block 3 in Trembly's Richton Park Estates in the Subdivision of the Southeast 1/4 of Section 34, Township 35 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Prepared by: Brian A. Burak, Esq. Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-46
3116 RFD sub par E and Cook County Ord. 93-0-27 par. 1
Long Grove, IL 60047 Date 9-18-14 Sign. 

Subsequent taxes & Return to: Renee Baublitz
4315 Davis Ave.
Matteson, IL 60443

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 8 day of September, 2014. Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by and said Joshua Thimons this 8 day of September, 2014.

Notary Public [Handwritten Signature]

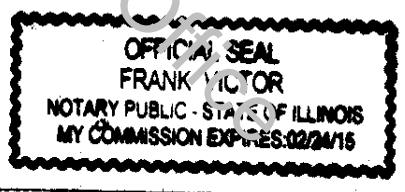


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 11th day of September, 2014. Signature [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by and said [Handwritten Name] this 11th day of September, 2014.

Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4, of Illinois Real Estate Transfer Tax Act.