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SPECIAL WARRANTY DEED

10

ST5151988

su 19/1



Doc#: 1426222079 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/19/2014 01:11 PM Pg: 1 of 3

THIS INDENTURE, made this 15 day of July, 2014, between **SB PAD HOLDINGS III, LLC**, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, the GRANTOR and

Craig Niemann and Jennifer Niemann, husband and wife  
4750 Leonard St. NE, Grand Rapids MI 49525

Not as Tenants in Common, Not as Joint Tenants with rights of survivorship, But as Tenants by the Entirety the GRANTEE.

WITNESSETH, that the said GRANTOR for and in consideration of TEN & 00/100 DOLLARS (\$10.00) and other valuable consideration in hand paid by the GRANTEE the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager(s) of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said GRANTEE, and to his/her heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of ILLINOIS known and described as follows, to wit:

PLEASE SEE A LEGAL DESCRIPTION ATTACHED HERETO

*SUBJECT TO:* A. General real estate taxes not due and payable at the time of closing; B. Special assessments confirmed after the date of this Contract; C. Building, building lines, easements and use and occupancy restrictions; D. Covenants, conditions and restrictions of record; E. Zoning laws and ordinances; F. Public roads and highways; G. Existing annexation agreements and/or development agreements; H. Declaration of condominium and/or reciprocal easement agreements; I. Existing leases and tenancies.

Permanent Real Estate Index Number(s): 05-20-401-007-0000  
Address of Real Estate: 322 Chestnut St., Winnetka, IL 60093



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 said GRANTOR, either in law or equity, of, in and to the above described, with the appurtenances, unto the said GRANTEE, her/his heirs and assigns forever.

And the said GRANTOR, for itself and its successors, does covenant, promise and agree to and with said GRANTEE, his/her 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 incumbered or charged, except as herein recited. 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, his heirs or 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.

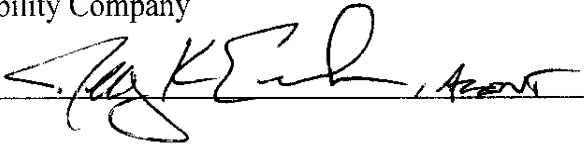
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The sale and conveyance of the property is "as-is, "where-is" "with all faults" and without representation or warranty of any kind, express, implied, statutory or otherwise, any warranty of merchantability or fitness for a particular purpose being expressly disclaimed. Grantor does not make any representations or warranties with respect to compliance with laws, rules, regulations, agreements or specifications, nor with respect to condition, quality, capacity, design, operation, absence or any latent defects or any other warranty or representation whatsoever with respect to the property, all of which are expressly hereby waived by grantee.

In Witness Whereof, said GRANTOR has caused its name to be signed to these presents by the designated manager(s) of, SB PAD HOLDINGS III, LLC, an Illinois Limited Liability Company.

<b>REAL ESTATE TRANSFER TAX</b>	18-Sep-2014
 	<b>COUNTY:</b> 1,150.00
	<b>ILLINOIS:</b> 2,300.00
	<b>TOTAL:</b> 3,450.00
05-20-401-007-0000   20140701614422   0-953-914-496	

SB PAD HOLDINGS III, LLC, an Illinois Limited Liability Company

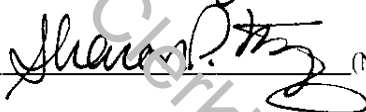
By 

STATE OF ILLINOIS )  
COUNTY OF DuPage )ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey T. Cernek, personally known to me to be the Designated Agent/Manager of SB PAD HOLDINGS III, LLC, an Illinois limited liability company and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such Designated Agent/Manager he/she signed and delivered the said instrument as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of July, 2014.



 (NOTARY PUBLIC)

This instrument was prepared by: Jeffrey T. Cernek  
1701 East Lake Avenue, # 460  
Glenview, IL 60025

MAIL TO: Central Law Group  
2822 Central Street, Suite 300  
Evanston, IL 60201

SEND TAX BILLS TO: Craig and Jennifer Niemann  
322 Chestnut Street  
Winnetka, IL 60093

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## CHICAGO TITLE INSURANCE COMPANY

**ORDER NUMBER:** 1409 ST5151988 SNC  
**STREET ADDRESS:** 322 CHESTNUT ST.  
**CITY:** WINNETKA **COUNTY:** COOK  
**TAX NUMBER:** 05-20-401-007-0000

**LEGAL DESCRIPTION:**

LOT 6 IN BLOCK 2 IN DALE'S THIRD ADDITION TO WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 (EXCEPT THE NE4 THEREOF) OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office