



SPECIAL WARRANTY DEED

Corporation to Corporation

Doc#: 1427915034 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/06/2014 01:28 PM Pg: 1 of 7

Mail to: H74279
Lisa Raimondi INNOVATION INVESTMENT GROUP LLC
~~Raimondi Law Group, Ltd.~~ 15900 WOLF RD # 204
15774 S. La Grange Road, #161 ORLAND PARK, IL
Orland Park, IL 60462 60467

Name & Address of Taxpayer:
Innovation Investment Group, LLC
15900 Wolf Rd
Orland Park, IL 60467 #204

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

This Agreement, made this 29 day of September, 2014 between American Community Bank & Trust, an Illinois State Banking Association, with its principal place of business at P.O. Box 1720, Woodstock, IL 60098, party of the first part, and Innovation Investment Group, LLC, a limited liability company, with its principal place of business at 15900 Wolf Rd., Orland Park, IL 60467 #204, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT AND CONVEY unto the party of the second part, 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 ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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, its 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, its 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 charge, 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: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 20-10-123-018-0000

UNOFFICIAL COPY

Address of Real Estate: 5008 South King Drive, Chicago, IL 60615


IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents.

Dated this 29 day of September, 2014

American Community Bank & Trust

By: [Signature]

Its: Executive Vice President

| | | | |
|-------------------|------|--|-------------|
| | |  | 06-Oct-2014 |
| STATE OF ILLINOIS |) | CHICAGO: | 225.00 |
| |) ss | CTA: | 90.00 |
| COUNTY OF COOK |) | TOTAL: | 315.00 |
| | | 20-10-123-018-0000 20140901632852 0-029-248-640 | |



The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that **Rick Francois, EVP of American Community Bank & Trust**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand an official seal this 29th day of September, 2014

[Signature]
NOTARY PUBLIC



This instrument was prepared by:
Beaulieu Law Offices, P.C.
5339 W. Belmont Avenue
Chicago, Illinois 60641

| | | | |
|--|--|---|-------------|
| | |   | 06-Oct-2014 |
| | | COUNTY: | 15.00 |
| | | ILLINOIS: | 30.00 |
| | | TOTAL: | 45.00 |
| | | 20-10-123-018-0000 20140901632852 0-590-630-016 | |

UNOFFICIAL COPY

Exhibit A

H74279

LOT 3 IN EIGER'S SUBDIVISION OF LOT 1 TO 12 IN THE SUBDIVISION OF BLOCK 1 (EXCEPT BOULEVARD) IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 20-10-123-018-0000

C/K/A 5008 SOUTH KING DRIVE, CHICAGO, ILLINOIS 60615-2308

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Servicing Agent:
Heritage Title Company®
1901 N Roselle Road #360
Schaumburg, IL 60195

Commonwealth Land Title Insurance Company

Seller's Atty
Policy Issuing Agent:
Beaulieu Law Offices
5339 W Belmont Avenue
Chicago, IL, 60641-4104
773 545-9339

Water

Vacant lot

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Commitment No: H74279

1. Commitment Date: **August 15, 2014,**
Issue Date: ,

2. The policy or policies to be issued are:

POLICY AMOUNT

(a) ALTA OWNER POLICY OF TITLE INSURANCE 06/17/06
Proposed Insured: **Innovation Investment Group, LLC**

\$30,000.00

Buyer

(b) ALTA MORTGAGEE POLICY OF TITLE INSURANCE 06/17/06
Proposed Insured: **ISAQA/ATIMA**
Proposed Borrower:

3. The estate or interest in the land described or referred to in the Commitment and covered herein is Fee Simple

4. Title to the **Fee Simple** estate or interest in said land is at the effective date hereof vested in

American Community Bank & Trust

5. Legal description of the land:

Seller

See Attached Exhibit A

Please see attached survey

Countersigned
Beaulieu Law Offices

By _____

UNOFFICIAL COPY

Exhibit A

H74279

LOT 3 IN EIGER'S SUBDIVISION OF LOT 1 TO 12 IN THE SUBDIVISION OF BLOCK 1 (EXCEPT BOULEVARD) IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 20-10-123-018-0000

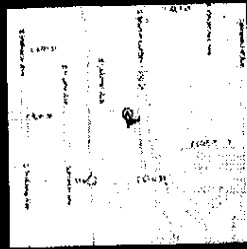
C/K/A 5008 SOUTH KING DRIVE, CHICAGO, ILLINOIS 60616-2308

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXACTA

ILLINOIS SURVEYORS, INC.



PROPERTY ADDRESS: 5008 S. KING DRIVE CHICAGO, ILLINOIS 60615

SURVEY NUMBER: 1409.0692

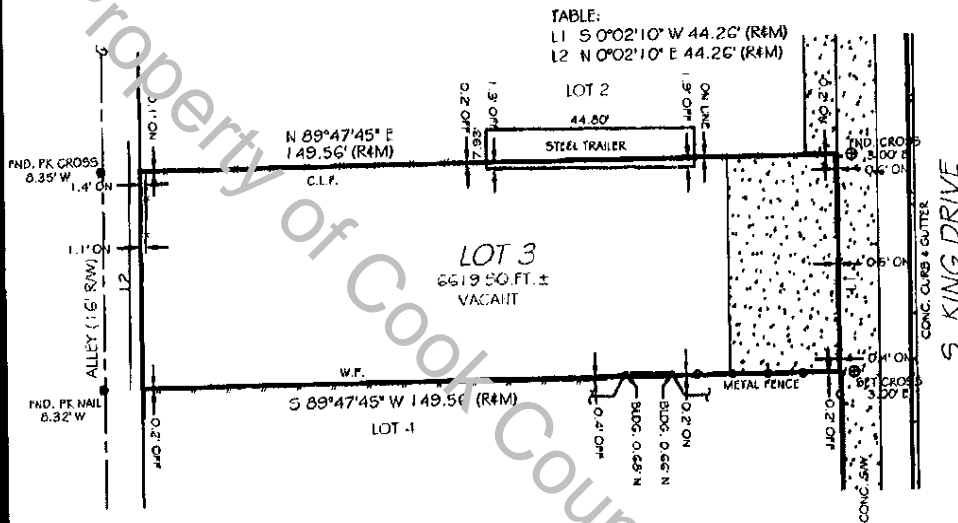
FIELD WORK DATE: 9/9/2014

REVISION DATE(S): (REV'D 9/9/2014)

1409.0692

BOUNDARY SURVEY
COOK COUNTY

LOT 3, BLOCK EIGERS SUBDIVISION OF LOT 1 TO 12 IN THE SUBDIVISION OF BLOCK 1 (EXCEPT BOULEVARD) IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } ss
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF SEPTEMBER, 2014 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2014
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: H74279

DATE: 9/9/2014

BUYER: Innovation Investment Group, LLC

SELLER: AMERICAN COMMUNITY BANK & TRUST

CERTIFIED TO: INNOVATION INVESTMENT GROUP, LLC; HERITAGE TITLE COMPANY; COMMONWEALTH LAND TITLE INSURANCE COMPANY

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.



EXACTA
ILLINOIS SURVEYORS, INC.

LB# 184003763

www.exactaillinois.com
P: (773) 305-4010 • F: (773) 305-4011
316 East Jackson Street, Morris, IL 60450

This is page 1 of 2 and is not valid without all pages.

