



Doc#: 1500201053 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/02/2015 12:36 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE, Made between *Spotless Express Matteson, LLC, an Illinois limited liability company by its duly authorized agent John F. Argoudelis*, of 15133 South Route 59, Plainfield, Illinois, party of the first part, and *Diamond 888, LLC, an Illinois limited liability company*, of 11647 175th Street, Artesia, California, 90701, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars, and for other good and valuable consideration in hand paid, conveys and warrants to the party of the second part, in fee simple, the following described Real Estate to-wit:

Unit 1 in Matteson Nascar Commercial Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 1 in Corporate Lakes Unit Seven being a resubdivision of Lots 1, 2 and detention Lot 3 in Corporate Lake Unit 2, being a subdivision of part of the Southeast 1/4 of Section 16, Township 35 North, Range 13, East of the Third Principal Meridian and a resub of Lot 1 in Corporate Lakes Unit Three being a subdivision of part of the Southeast 1/4 of Section 16, Township 35 North, Range 13, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the Declaration of Condominium Ownership recorded Dec. 23, 2014 as document no. 143572200 as amended from time to time, in Cook County, Illinois.

(See Attached Addendum A)
subject to public and utility easements, general taxes for 2014 and subsequent years, rights of the public, the State of Illinois in and to that part of the real estate, if any, taken or used for road purposes, covenants, conditions and restrictions of record, rights of way for drainage tiles, ditches, feeders and laterals, if any, terms and provisions of the Illinois Condominium Act and all recorded declarations of condominium and reciprocal easement agreements.

Permanent Real Estate Index No: 31-16-403-014-0000 (affects this Unit and Unit 2)

Address of Real Estate: 20602 ~~South~~ ^{unit 1} Cicero Avenue, Matteson, Illinois 60443

IN WITNESS WHEREOF, the party of the first part, hereunto sets hand and seal this 24th day of December, 2014.

Spotless Express Matteson, LLC,

FIRST AMERICAN TITLE
ORDER # 2561742

By:  (SEAL)
John F. Argoudelis, Manager/Authorized Member

SY
P#
SN
SCX
INTA

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State of Illinois)
)) ss.
 County of Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *John F. Argoudelis*, personally known to me to be the same person and the Manager and authorized member of Spotless Express Matteson, LLC, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 and official seal, this 24th day of December, 2014.

Michelle R. Danajka

 Notary Public



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		26-Dec-2014
COUNTY:	530.00	
ILLINOIS:	1,060.00	
TOTAL:	1,590.00	
31-16-403-014-0000 20141201654018 0-708-958-843		

This instrument was prepared by John F. Argoudelis, Esq., Law Offices of John F. Argoudelis, LLC, 15133 South Route 59, Plainfield, Illinois 60544

Mail to:

Diamond 888, LLC
 3212 W. Saddle Creek Dr.
 Dunlap, IL 61525

Send subsequent tax bills to:

Diamond 888, LLC
 3212 W. Saddle Creek
 Dr.
 Dunlap, IL 61525

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Addendum A

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit describe herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This Deed is subject to all rights easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

FURTHER, TENANT OF THE PROPERTY DOES NOT HAVE AN OPTION TO PURCHASE THE PROPERTY.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit 1 in Matteson Nascar Commercial Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 1 in Corporate Lakes Unit Seven being a resubdivision of Lots 1, 2 and detention Lot 3 in Corporate Lake Unit 2, being a subdivision of part of the Southeast 1/4 of Section 16, Township 35 North, Range 13, East of the Third Principal Meridian and a resub of Lot 1 in Corporate Lakes Unit Three being a subdivision of part of the Southeast 1/4 of Section 16, Township 35 North, Range 13, East of the Third Principal Meridian, which plat of survey is attached as Exhibit 'D' to the Declaration of Condominium Ownership recorded Dec. 23, 2014 as document no. 1435722001, as amended from time to time, in Cook County, Illinois.

Permanent Index #'s: 31-16-403-014-0000 Vol. 179

Property Address: 20602 Cicero Avenue, Unit 1, Matteson, Illinois 60443

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