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SPECIAL WARRANTY DEED



Doc#: 1501639074 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/16/2015 01:42 PM Pg: 1 of 2

MAIL TO:

The Grier Law Firm
1000 Hillgrove Ave., Ste. 250
Western Springs, IL 60558

NAME & ADDRESS OF TAXPAYER:

1709 Appleby, LLC
500 Park Blvd. Ste 1010
Itasca, IL 60143

65979

THE INDENTURE, made this 17th day of December, 2014 between **CDBNA, LLC**, a limited liability company created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, as Grantor of the first part, and Grantee, **1709 Appleby, LLC**, a limited liability company created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, SELL and CONVEY unto Grantee, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

Lot 78 in Orchard Addition to Temple Woods of Inverness, being a Subdivision of part of the East Half of Section 20, Township 42 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded July 7, 1961 as Document 18209047, in Cook County, Illinois.

Permanent Index Number: 02-20-204-016-0000

Property Address: 1709 Appleby Road, Inverness, IL 60067

Together with all and singular the hereditaments and appurtenances thereunto belonging here, 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 Grantor, 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 described above, with the appurtenances, unto the Grantees, forever. And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantees and its successors 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to (a) general real estate taxes not due and payable as of the date hereof; and (b) covenants, conditions and

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restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to the presents by its Manager, this 18th day of December, 2014.

CDBNA, LLC

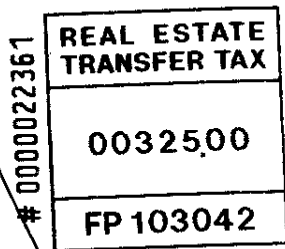
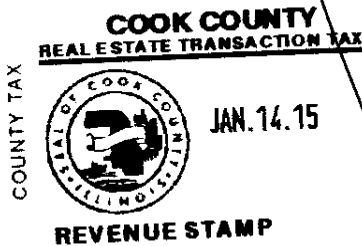
BY: 

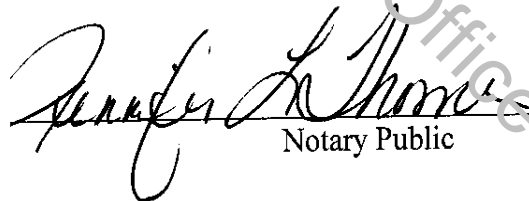
STATE OF ILLINOIS
COUNTY OF DEKALB

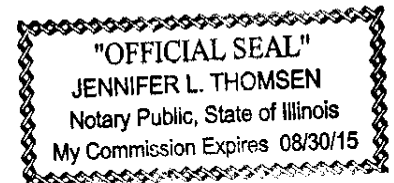
) ss.
)

I, Jennifer L. Thomsen the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Beasley, Manager of CDBNA, LLC, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) 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 on December 18th, 2014.




Notary Public



Name and Address of Preparer:
Katharine M. Peterson
Attorney At Law
1985 DeKalb Ave.
Sycamore, IL 60178
(815) 787-2360

