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FIRST AMERICAN TITLE

ORDER # 2578220



Doc#: 1502333037 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/23/2015 03:05 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THE GRANTOR (NAME AND ADDRESS)

KENSINGTON PETROLEUM, INC.
2 East Rand Road
Mt. Prospect, Il 60056

(The Above Space for Recorder's Use Only)

THE GRANTOR KENSINGTON PETROLEUM, Inc., an Illinois corporation, of County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable considerations in hand paid, GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS to MF MT. PROSPECT, LLC, an Illinois Limited Liability Company, located at 2165 Louisa Drive, Belleair Beach, Florida 33786 the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 1, in Christiansen's Subdivision of part of the Northeast quarter of Section 34, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded November 29, 1971 as document no. 21725881, in Cook County, Illinois

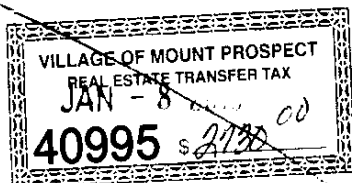
Permanent Index Number(s): 03-34-200-063-0000

Property Address: 2 East Rand Road, Mt. Prospect, Illinois 60056

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 the following:

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways appearing of record against the above described property.

Dated this 14th day of Jan, 20 15.



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(Seal)

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mir Khan, not personally, but as president of Kensington Petroleum, 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 he signed, sealed and delivered in the 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 and notarial seal, this 14th day of January, 2015.



Linda M. Oveless
Notary Public

THIS INSTRUMENT PREPARED BY

Heather M. Neveu
Fornaro Law
1022 South LaGrange Road
LaGrange, IL 60525

MAIL TO:

Robert Forlizzo
Forlizzo Law Group
2903 Rigby Lane
Safety Harbor, FL 34695

SEND SUBSEQUENT TAX BILLS TO:

MF MT. Prospect, LLC
2165 Louisa Dr.
Belleair Beach FL 33786

REAL ESTATE TRANSFER TAX

16-Jan-2015



COUNTY: 455.00
ILLINOIS: 910.00
TOTAL: 1,365.00

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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 **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, a partnership 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 1/14, 20 15

Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said MIR KHAN
This 15th day of January, 20 15
Notary Public [Signature]



The **grantee** or his agent affirms and verifies that 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, a partnership 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 total estate under the laws of the State of Illinois.

Date _____, 20 ____

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 20 ____
Notary Public _____

See attached

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

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

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Dated _____, 20____

Signature _____
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 20____
Notary Public _____

All previous

The **grantee** or his agent affirms and verifies that 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, a partnership 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 total estate under the laws of the State of Illinois.

Date Jan 6, 2015

Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said Dwain C. Ewing
This 6, day of Jan, 2014
Notary Public *[Signature]*
Tracy E. Shindorf



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

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