

UNOFFICIAL COPY



Doc#: 1504401035 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2015 12:39 PM Pg: 1 of 4

THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431

04/11/07

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 22nd day of December 2014, between Lexington Hills LLC, an limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois ("Grantor"), and John M. Reed and Tatijana Alekandrovic ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, [ as Joint Tenants ] and to Grantee's 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:

*See Exhibit A attached hereto.*

Together with all and singular the hereditaments and appurtenances thereto 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 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 above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Hills of Palatine, recorded in Cook County, Illinois Document No. 1334749022 ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

**BOX 333-CD**

S Y  
P 4  
S N  
SCY  
INT AB

CT  
2  
8849257  
1 OF 2

# UNOFFICIAL COPY

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 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 only to:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) unrecorded public utility easements, if any;
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- (x) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company, is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): 02-02-105-003.0000

Address(es) of real estate: 79 E. Preserve Drive, Palatine, Illinois 60074

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

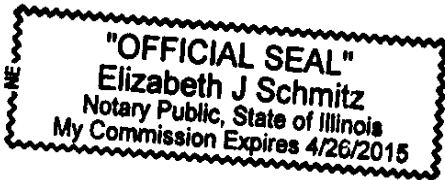
LEXINGTON HILLS LLC, an Illinois limited liability company

By: [Signature]  
Its Member

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey M. Benach, the Co-Principal of Lexington Hills LLC, an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 27th day of December, 2014.



[Signature]  
Notary Public

MAIL TO:

CHRISTINE PATKOVIC  
1807 N BROADWAY  
MELROSE PARK, IL 60622

SEND SUBSEQUENT TAX BILLS TO:

JOHN M REED  
(NAME)  
79 E PRESERVE DR  
(ADDRESS)  
PALATINE IL 60074  
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO.     

REAL ESTATE TRANSFER TAX		23-Dec-2014
	COUNTY:	206.50
	ILLINOIS:	413.00
	TOTAL:	619.50
02-02-105-003-0000   20141201650467   1-057-380-992		

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008849257 SK

STREET ADDRESS: 79 E PRESERVE DRIVE

LOT 5-1

CITY: PALATINE

COUNTY: COOK

TAX NUMBER: 02-02-105-003-0000

**LEGAL DESCRIPTION:**

THAT PART OF LOT 5 IN THE RESUBDIVISION OF LOTS 3, 4, 5 AND 6 IN LEXINGTON HILLS, BEING A RESUBDIVISION OF LOTS 3, 4, 5 AND 6 IN PRESERVES AT HILLTOP SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 2 AND THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID THE RESUBDIVISION OF LOTS 3, 4, 5 AND 6 IN LEXINGTON HILLS RECORDED AUGUST 7, 2014 AS DOCUMENT 1421913039: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 5, 41.25 FEET; THENCE NORTH 05 DEGREES 30 MINUTES 09 SECONDS EAST, 92.28 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT; THENCE SOUTH 84 DEGREES 38 MINUTES 19 SECONDS EAST, ALONG SAID LAST DESCRIBED NORTH LINE, 33.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID LAST DESCRIBED NORTH LINE, BEING A CURVED LINE, CONCAVE SOUTH, HAVING A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 3.64 FEET (THE CHORD TO SAID CURVED LINE BEARS SOUTH 85 DEGREES 06 MINUTES 43 SECONDS EAST, 3.64 FEET) TO AN INTERSECTION WITH THE LINE BETWEEN LOTS 5 AND 6; THENCE SOUTH 02 DEGREES 41 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 5, 88.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.