# JNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

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



1508318011 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 03/24/2015 08:49 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

04/11/07

### SPECIAL WARRANTY DEED

This Special Warranty Deed, rua le this 27th day of February, 2015 between Lexington Square Place LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and Patrick C. Anderson and Karti M. Anderson ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of T in and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantes, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE RELEASE, ALIEN AND CONVEY unto the Grantee, [as Tenants by the Entirety] and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Coo's 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 increased 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.

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:

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- 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; (i)
- special taxes and assessments for improvements not yet completed; (ii)
- easements, covenants, restrictions, agreements, conditions and building lines of (iii) record which do not interfere with the use of the Unit;
- applicable zoning and building laws and ordinances; (iv)
- roads and highways; (v)
- unrecorded public utility easements, if any; (vi)
- Grantee's mortgage; (vii)
- plats of dedication and covenants thereon; (viii)
- acts done or suffered by or judgments against Grantee or anyone claiming under (ix)Grantee; and
- liens and other matters of tires over which the title company, is willing to insure (x)without cost to Grantee.

Permanent Real Estate Index Number(s):

Address(es) of real estate: 947 W. 37th Place, Colongo, Illinois 60609 Clert's Office

REAL ESTATE TRANSFER TAX 23-Mar-2015				
		COUNTY:	264.50	
		ILLINOIS:	529.00	
		TOTAL:	793.50	
17-32-41	4-020-0000	20150201663959	0-966-035-840	

EAL ESTATE TRA	23-Mar-2015	
49.50	CHICAGO:	3,967.50
	CTA:	1,587.00
No grand	TOTAL:	5,554.50
17-32-414-020-000	00 20150201663959	0-123-226-496

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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 SQUARE PLACE LLC, an Illinois limited liability company

By: Lexington Homes L.L.C., an Illinois limited liability company

Hv. 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 <u>Jeffrey M. Benach</u>, the <u>Member</u> of Lexington Square Place 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 insurament 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

JM Not

Notary Public

MAIL TO:

BRADFORD MILLER LAW PC 134 N LA SALLE #1040

"OFFICIAL SEAL"
Elizabeth J Schmitz
Notary Public, State of Illinois
My Commission Expires 4/26/2015

OR RECORDER'S OFFICE BOX NO. \_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

PATRICE ANDERSON

947 WAME 7 PLACE

CHICAGO IL 60609

(CITY, STATE AND ZIP)

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STREET ADDRESS: 947 W. 37TH PLACE

COUNTY: COOK CITY: CHICAGO

TAX NUMBER: 17-32-414-020-0000

#### LEGAL DESCRIPTION:

THAT PART OF LOTS 1 AND 2 IN BLOCK 15 IN GAGE, LEMOYNE AND HUBBARD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 54 MINUTES 36 SECONDS WEST, ON THE NORTH LINE OF SAID LOT, 26.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, 135.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES, 36 SECONDS WEST, 26.73 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST, 135 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, ON SAID NORTH LINE AND ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 26.73 FEET TO ISA. INNING.

COOK COUNTY CLOTH'S OFFICE THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.