

# UNOFFICIAL COPY

PREPARED BY AND AFTER RECORDING  
RETURN TO:

Courtney E. Mayster  
MUCH SHELIST  
191 North Wacker Drive, Suite 1800  
Chicago, Illinois 60606



Doc#: 1512819112 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/08/2015 12:08 PM Pg: 1 of 5

*The above space for Recorder's Use Only*

## WARRANTY DEED

THIS WARRANTY DEED is made as of the 2<sup>nd</sup> day of April, 2012, by **SKS CONVERSIONS, INC.**, an Illinois Corporation (the "**Grantor**"), having an address of 7951 Ogden Avenue, Lyons, Illinois 60534, to \_\_\_\_\_, LLC, an Illinois limited liability company (the "**Grantee**") having an address of 1970 North Halsted Street, Chicago, Illinois 60614.

↳ 8635, 8650 S. 84th St / Hickory Hills

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate, more particularly described on Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject, however, to the matters set forth in Exhibit "B" attached hereto and made a part hereof.

Execution, delivery and acceptance of this Warranty Deed shall not be construed to create or effectuate a merger of the mortgage lien held by Bridgeview Bank Group with the interest conveyed under this Warranty Deed. Bridgeview Bank Group, its successors and assigns shall retain and reserve the right to foreclose the lien of Bridgeview Bank Group's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Warranty Deed.

**Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.**

Grantor

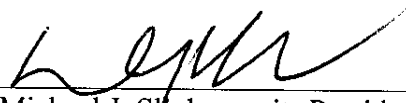
[Remainder of Page Intentionally Left Blank; Signature Page Follows]

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IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed as of the date first hereinabove written.

GRANTOR:

**SKS CONVERSIONS, INC.**, an Illinois corporation

By:   
Michael J. Slinkman, its President

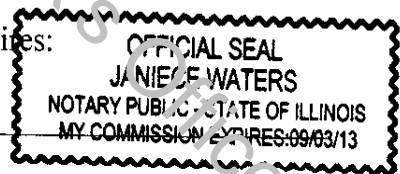
STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Slinkman, the President of **SKS CONVERSIONS, INC.**, an Illinois Corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2 day of April, 2012.

  
Notary Public

My Commission Expires:



**SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:**

8635, 8650 S. 84th  
Hickory Hills, LLC  
BBG-7940 S. Harlem Ave  
Bridgview, IL 60455  
Attn: Don Kerstein

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## EXHIBIT "A" TO WARRANTY DEED

### LEGAL DESCRIPTION OF PROPERTY

UNIT 8635-1A, 8635-1B, 8635-2A, 8635-2B, 8635-2C, 8635-3A, 8635-3B, 8635-3C IN HICKORY HILLS COURTS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 AND 2 IN ALEXANDRAS SUBDIVISION, BEING A RESUBDIVISION IN PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35 TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 2006 AS DOCUMENT 0611418005, IN COOK COUNTY, ILLINOIS, AND 2 IN COUNTRY VIEW SUBDIVISION OF LOT 26 IN ROBERT BARTLETT'S WOODLANDS PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1975 AS DOCUMENT 23260648, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2006 AS DOCUMENT NUMBER 0616032017, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE ~ AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND GRANTED IN DEED RECORDED AS DOCUMENT ~

#### PROPERTY ADDRESS:

Units 8635-1A, 8635-1B, 8635-2A, 8635-2B, 8635-2C, 8635-3A, 8635-3B, 8635-3C  
8635 South 84<sup>th</sup> Court, Hickory Hills, Illinois 60457

**PINS:** 18-35-308-039-1022  
18-35-308-039-1023  
18-35-308-039-1025  
18-35-308-039-1026  
18-35-308-039-1027  
18-35-308-039-1028  
18-35-308-039-1029  
18-35-308-039-1030

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## EXHIBIT "B" TO WARRANTY DEED

### EXCEPTIONS TO TITLE

(a) all real estate taxes and assessments not yet due and payable, (b) all easements, covenants, conditions, restrictions and other matters of record, (c) all unrecorded leases, (d) all matters that are or would be shown on an accurate plat of survey of the Real Estate conveyed pursuant to this Warranty Deed, and (e) all existing laws and other governmental requirements.

Property of Cook County Clerk's Office

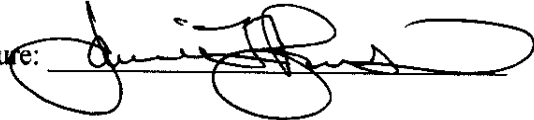
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in 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.

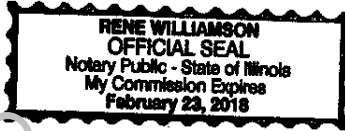
GRANTOR OR AGENT:

Dated: May 6, 2015

Signature: 

Subscribed and sworn to before  
Me this 10th day of May, 2015

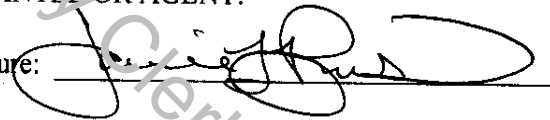
  
NOTARY PUBLIC



The grantee or her 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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

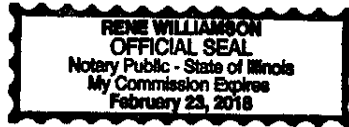
GRANTEE OR AGENT:

Dated: May 6, 2015

Signature: 

Subscribed and sworn to before  
Me this 10th day of May, 2015

  
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach 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.)