



Doc#: 1517541022 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/24/2015 09:53 AM Pg: 1 of 4

CT

THIS INSTRUMENT PREPARED
BY:

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

1500531 SK

1 OF 2

Property of Cook County Clerk's Office

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 16th day of June 2015, 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 P. Bonsor and Tammy B. Bonsor ("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 Tenants by the Entirety] 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 thereunto 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.

Handwritten signatures and initials

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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): 02.02.206.009.0000

Address(es) of real estate: 2370 N. Moseley Court, 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:

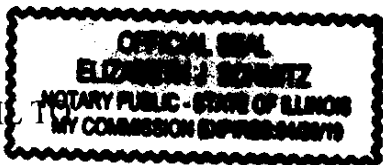
LEXINGTON HILLS LLC, an Illinois limited liability company

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. Benich, 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 16th day of June, 2015
[Signature]
Notary Public



MAIL TO: JOHN & TAMMY BONSOR
2370 N MOSELEY CT
PALATINE, IL 60074
OR RECORDER'S OFFICE BOX NO.

SEND SUBSEQUENT TAX BILLS TO:

(NAME)

(ADDRESS)

(CITY, STATE AND ZIP)

REAL ESTATE TRANSFER TAX 17-Jun-2015

	COUNTY:	196.00
	ILLINOIS:	392.00
	TOTAL:	588.00

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 15010531SK

For APN/Parcel ID(s): 02-02-206-009

Parcel 1: The north 27.06 feet of the south 78.13 feet, as measured parallel with and perpendicular to the south line thereof, of Lot 15 in Lexington Hills of Palatine, 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 thereof recorded September 2, 2014 as document 1424529049, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress for the benefit of parcel 1 over the common area of lot 11, as established by declaration of covenants, conditions, easements and restrictions dated August 25, 2009 and recorded September 17, 2009 as document 0926049016, in Cook County, Illinois

Parcel 3: Easement for ingress and egress for the benefit of parcel 1 over lot "D" in Preserves at Hilltop Subdivision, as shown on the plat thereof in Cook County Illinois

Cook County Clerk's Office