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⑤ 15013113 NC PK/af

SPECIAL WARRANTY DEED

PREPARED BY:

JEFFREY A. BURGER
THE LAW OFFICE OF JEFFREY A. BURGER, LLC
105 W. MADISON, SUITE 1500
CHICAGO, ILLINOIS 60602



Doc#: 1520942036 Fee: \$72.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2015 01:03 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:

MARK E. EDISON
LAW OFFICE OF MARK E. EDISON, P.C.
1415 WEST 22ND STREET TOWER FLOOR
OAK BROOK, ILLINOIS 60523

The above space for Recorder's Use Only

THIS DEED is made as of the 6th day of July, 2015, by MATTHEW R. LEWIN and JOAN G. LEWIN, husband and wife (collectively referred to herein as the "Grantors"), having an address of 3172 Valcour Drive, Glenview, Illinois 60026, to STEPHEN A. DOBLIN and SUZYE R. DOBLIN, husband and wife, as Tenants by the Entirety, (collectively referred to herein as the "Grantees"), having an address of 3140 Brownstone Place, Beaumont, Texas 77708. Grantors, for and in consideration of the sum of TEN dollars (\$10.00), and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantees all right, title and interest of Grantors in and to the Real Estate, more particularly described on Exhibit "A" attached hereto.

Address of Real Estate: 3172 Valcour Drive, Glenview, Illinois 60026.

Permanent Index No.: 04-28-203-020-0000

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

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 the Grantors, 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 Real Estate, with the appurtenances, unto the Grantees.

The Grantors, for themselves, and their successors, do covenant, promise and agree, to and with the Grantees that the Grantors have not done or suffered to be done, anything whereby the said Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as

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REAL ESTATE TRANSFER TAX		16-Jul-2015
COUNTY:		365.00
ILLINOIS:		730.00
TOTAL:		1,095.00

04-28-203-020-0000 | 20150601602241 | 0-339-979-136

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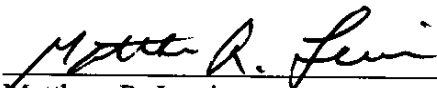


BOX 333-CTD

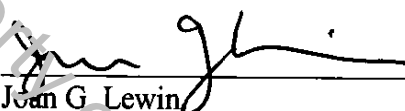
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herein recited; and that the said Real Estate, against all persons lawfully claiming, or to claim the same, by, through or under the Grantors, WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the Grantors have caused their names to be signed to these presents the day and year first above written.



Matthew R. Lewin



Joan G. Lewin

THIS INSTRUMENT WAS PREPARED BY:
JEFFREY A. BURGER
THE LAW OFFICE OF JEFFREY A. BURGER, LLC
105 W. MADISON, SUITE 1500
CHICAGO, ILLINOIS 60602

SEND FUTURE TAX BILLS TO:

Stephen A. Doblin
Suzye R. Doblin
3172 Valcour Drive
Glenview, Illinois 60026

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ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, Lisa M. Rizzo, a notary public in and for the County and State aforesaid, do hereby certify that Matthew R. Lewin and Joan G. Lewin whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that each signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of July, 2015.

My Commission expires: _____

Lisa M. Rizzo
 Notary Public



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EXHIBIT "A" TO WARRANTY DEED

LEGAL DESCRIPTION OF REAL ESTATE

LOT 11-1, FINAL PLAT OF SUBDIVISION REGENCY AT THE GLEN, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN COOK COUNTY, ILLINOIS ON MAY 17, 2012, AS DOCUMENT NO. 1213829040.

PIN: 04-28-203-020-0000.

Address: 3172 Vincour Drive, Glenview, Illinois 60026.

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EXHIBIT "B" TO WARRANTY DEED

EXCEPTIONS TO TITLE TO THE REAL ESTATE

1. Taxes for the years 2014 and 2015 and subsequent years, not yet due and payable.
2. Covenants and Restrictions contained in the Declaration for Regency at the Glen Duplex Homes recorded as Document No. 1217444005 and as amended by Document No. 1328355038 relating to the creation of the association, by-laws, common areas, common assessments, expenses, maintenance, use, restrictions, party walls, easements, etc.
3. Terms and provisions of Cross Easement and Cost Sharing Declaration recorded as Document No. 1217444007.
4. Easement for public utilities and drainage as disclosed by the plat of subdivision recorded as Document Number 1213829040.
5. Building set-back lines affecting the northwesterly and the southwesterly part of the land as disclosed by plat of survey made by Thomson Surveying LTD., Project No. 4655H11 dated August 8, 2012.
6. Any exceptions to title to the Real Estate which arise through the acts of the Grantees or their agents or representatives.