

# UNOFFICIAL COPY



Doc#: 1525326055 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/10/2015 12:46 PM Pg: 1 of 5

THIS INSTRUMENT  
PREPARED BY:

Scott E. Jensen  
Murray Jensen & Wilson  
101 N. Wacker Dr., Ste 101  
Chicago, IL 60606

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, MB 777, LLC, an Illinois limited liability company ("Grantor"), does hereby convey to, Corey E. Smith and Jennifer V. Smith, husband and wife, as ~~tenants by the entirety~~, of 18525 Clyde, Lansing, IL 60438 ("Grantee"), the following described real property (the "Property") situated in Cook County, Illinois and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

*\* Joint tenants with rights of survivorship*

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

[SIGNATURE PAGE FOLLOWS]

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SC V  
INT AP

BOX 334 CTF

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 2nd day of July, 2015

GRANTOR:

MB 777, LLC, an Illinois limited liability company

By: [Signature]

Name: Linda Weber

Title: Manager

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK

I, Sasha Magdaleno, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Linda Weber, the Manager of MB 777, LLC, personally known to me 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 the said instrument as his/her/their free and voluntary act in his/her/their capacity as Manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2nd day of July, 2015.

[Signature]  
Notary Public



My Commission Expires 12-17-15

This instrument was prepared by Murray, Jensen & Wilson, Ltd., 101 N. WACKER DR., STE. 101, CHICAGO, ILLINOIS, 60606

MAIL TO:

Scott Hillstrom, Esq.  
11212 S. Western Avenue, Suite 1  
Chicago, IL 60643

SEND SUBSEQUENT TAX BILLS TO:

Corey E. Smith & Jennifer V. Smith  
~~17502 Bernadine St.~~ 18525 Clyde Ave  
Lansing, IL 60438

REAL ESTATE TRANSFER TAX		26-Aug-2015
COUNTY:		30.00
ILLINOIS:		60.00
TOTAL:		90.00

30-29-311-054-0000 | 20150701603848 | 1-851-053-952

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**Exhibit A**  
**Legal Description**

**PROPERTY ADDRESS:** 17502 Bernadine Street, Lansing, Illinois 60438

**PIN:** 30-29-311-054-0000

**LEGAL DESCRIPTION:**

LOT TWO (EXCEPT THE SOUTH 10 FEET THEREOF) AND THAT PART OF LOT ONE, LYING SOUTH A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT ONE (1), AFORESAID, 2.5 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 1, AFORESAID, THENCE IN AN EASTERLY DIRECTION IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 1, AFORESAID, SAID POINT BEING 7.5 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1 AFORESAID (1) IN BLOCK THREE (3), IN FIRST ADDITION TO RIVER VIEW MANOR, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF FRACTIONAL SECTION 29, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 28.6724 ACRES THEREOF (EXCEPT THE NORTH 323.0 FEET OF THE EAST 323.0 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

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**Exhibit B**  
**Permitted Exceptions**

1. TAXES FOR THE YEAR 2014 AND 2015 NOT YET DUE OR PAYABLE.
2. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ACTS DONE OR SUFFERED THROUGH BUYER; ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS CONFIRMED OR UNCONFIRMED; CONDOMINIUM DECLARATION AND BYLAWS, IF ANY

Property of Cook County Clerk's Office

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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

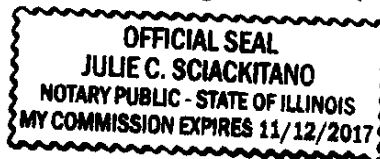
Title Holder's Name: MB 777, LLC  
Mailing Address: 611 N River Rd, 4<sup>th</sup> Floor  
Rosemont, IL 60019  
Telephone No.: 847-653-1321  
  
Attorney or Agent: Lisa Mancini  
Telephone No.: 312-327-0015  
  
Property Address: 17502 Bernadine St  
Lansing, IL 60438  
Property Index Number (PIN): 30-29-311-054-0000  
Water Account Number: 105-2551-00-02  
Date of Issuance: July 7, 2015

State of Illinois )  
County of Cook )  
This instrument was acknowledged before  
me on July 7, 2015 by  
Julie Sciackitano.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer (or Designee)

[Signature]  
(Signature of Notary Public)  
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.