

UNOFFICIAL COPY



Doc#: 1526157186 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2015 11:21 AM Pg: 1 of 3

SPECIAL WARRANTY

DEED

40020811 (2/2)

9-14
GIT

THIS INSTRUMENT dated the 27th day of August, 2015, by and between FirstMerit Bank, N.A. (hereinafter "Grantor"), and **PCPS Holding, LLC, an Illinois limited liability company**, whose current mailing address is 1875 Big Timber, Elgin, IL 60123, (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions: (a) general real estate taxes not due and payable at the time of Closing; (b) all easements, air rights and covenants, conditions and restrictions of record which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Buyer shall, by accepting the conveyance of the Property, be deemed to have accepted and ratified as of the Closing Date; (c) applicable zoning and building laws and ordinances; (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer; (f) utility easements, if any, whether recorded or unrecorded; ("Permitted Exceptions").

Address of Real Estate: 1025 Higgins Quarters Drive, Unit 4-109
Hoffman Estates, IL 60169

Permanent Real Estate Index No.: 07-16-200-056-1288

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging free and clear from any encumbrance done or suffered by Grantor during the period of time Grantor held fee simple title to the Real Estate.

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IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the 27th day of August, 2015.

FirstMerit Bank, N.A.,

BY: [Signature]
Lori L. Snelson, Senior Vice President

BY: Kimberly A. Neil
Kimberly A. Neil, Officer

STATE OF ILLINOIS

COUNTY OF Cook

REAL ESTATE TRANSFER TAX 04-Sep-2015

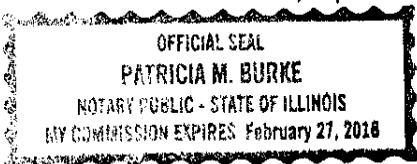


COUNTY: 22.00
ILLINOIS: 44.00
TOTAL: 66.00

07-16-200-056-1288 | 20150801620790 | 2-099-771-264

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared Lori L. Snelson, Senior Vice President of FirstMerit Bank, N.A. and Kimberly A. Neil, Officer of FirstMerit Bank, N.A., and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS, my hand and official seal this 27th day of August, 2015.



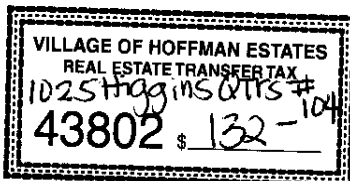
[Signature]
NOTARY PUBLIC

Prepared by: William L. Kabaker
951 Forestway Drive
Glencoe, IL 60022

Mail to: GAIL J. ROLOFF
1060 LAKE STREET
HANOVER PARK IL 60133

Name and address of Taxpayer:

PEPS HOLDING, LLC
1875 BIG TIMBER RD #B
ELGIN IL 60123



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EXHIBIT "A"

PARCEL 1:

UNIT NO. 4-109 IN HIGHLAND CROSSING CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF A PART OF THAT PART OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR HIGHLAND CROSSING ADD ON CONDOMINIUM AND EASEMENTS RELATING TO UNCONVERTED AREA, RECORDED IN COOK COUNTY, AS DOCUMENT NO. 25609760 (THE "DECLARATION") TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED SEPTEMBER 17, 1981 AS DOCUMENT NO. 26002380, IN COOK COUNTY, ILLINOIS.

Property address: 1025 Higgins Quarters Drive, #4-109, Hoffman Estates, IL 60169
Tax Number: 07-16-200-056-1288

Property of Cook County Clerk's Office