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THIS INSTRUMENT PREPARED
BY:

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

Doc#: 1532355294 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/19/2015 01:32 PM Pg: 1 of 4

Dec ID 20151101642790
ST/CO Stamp 1-133-656-128 ST Tax \$319.50 CO Tax \$159.75

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 16th day of November, 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 Shamsa T. Ismaili and Tahir S. Ismaili ("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 therunto 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.

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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): _____

Address(es) of real estate: 28 E. Moseley Road, Palatine, Illinois 60074

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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

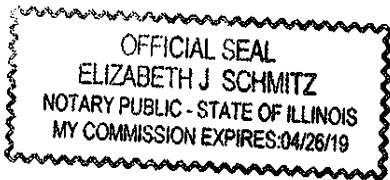
By: [Signature]
Its Member

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. Berach, 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 10th day of November, 2015

[Signature]
Notary Public



MAIL TO:

Guthrie + Brady
105 S. Roselle Rd. #102
Schaumburg, IL 60193

SEND SUBSEQUENT TAX BILLS TO:

SHAMSA T. ISMAILI
(NAME)
28 E. MOSELEY, RD
(ADDRESS)
PALATINE, IL 60074
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 15021755SK

For APN/Parcel ID(s): 02-02-206-009-0000

THAT PART OF LOT 14 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, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 53 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT, 30.46 FEET, TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE SOUTH 89 DEGREES 53 MINUTES 13 SECONDS EAST, CONTINUING ALONG SAID LAST DESCRIBED NORTH LINE, 27.31 FEET; THENCE SOUTH 06 DEGREES 46 MINUTES 18 SECONDS WEST, 181.71 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 14; THENCE NORTH 89 DEGREES 53 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT, 27.31 FEET; THENCE NORTH 06 DEGREES 46 MINUTES 18 SECONDS EAST, 181.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office