# **UNOFFICIAL COPY**



Doc#: 1605549201 Fee: \$42.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/24/2016 03:22 PM Pg: 1 of 3

15-05708

Above Space for Recorder's Use Only

### SPECIAL WARRANTY DEED

ILLINOIS STATUTORY
CORPORATION TO LIMITED LIABILITY COMPANY

THE GRANTOR, ARNOLD – PEATH MEMORIAL POST NO. 5151, STREAMWOOD, ILLINOIS CONSOLIDATED WITH VFW STICKNEY POST 8159, STICKNEY, ILLINOIS f/k/a STICKNEY VETERANS CLUB, INC., a not-for-profit corporation creater and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, of the Village of Stickney County of Cook, in the State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations, receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, at IEN and CONVEY to:

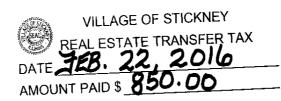
BLUE KANGAROO PROPERT'ES, LLC - STICKNEY, 6300 W. North Ave., Lombard, IL 00148

the following described real estate situated in the County of Cook, in the State of illinois, to wit:

LOTS 1, 2 AND 3 IN CURTIS SUBDIVISION OF BLOCKS 2 AND 7 IN NICKERSON'S SUBDIVISION OF THE EAST ½ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE TYPED PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with all and singular and 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, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, and to the above-described title, interest, claim or demand whatsoever, of the 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 the Grantee, her heirs and assigns forever.

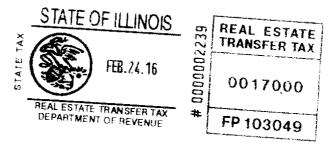
And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: covenants, conditions and restrictions of record; general real estate taxes not due and payable at the time of closing.



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| Permanent Real Estate Index Number:_  | 19-06-202-003-0000 a                           | and 19-06-202-050-0000  |            |
|---|--|---|------------|
| Address(es) of the Real Estate: 6645 V  |  |   |            |
| IN WITNESS WHEREOF, sai name to be signed to these presents by 2016.                      | d Grantor has caused its President and atteste | ts corporate seal to be hereto affixed, and has ed by its Treasurer, on this <u>16th</u> day of <u>Fe</u> | caused its |
| ARNOLD – HEATH MEMORIAL PO<br>CONSOLIDATED WITH VFW STIC<br>f/k/a STICKNEY VF7 FRANS CLUB | K MHY PUNT 8109, 01                            | ICKINET, ILLEITOIS  |            |
| By: Duff Joshe S<br>Tonya Frosheieser, Its President at                                   | (SEAL) nd Commander                            | By: Live E. Wilson, Its Treasurer and Quartermaster   | _(SEAL)    |
| State of Illinois ) ) ss County of Kane )   | Co04   |   |            |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tonya Frosheieser and Steve E. Wilson are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and accowledged that they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 16th day of February, 2016.

OFFICIAL SEAL TYNNA L CUNDARI Notary Public - State of Illinois My Commission Expires Sep 23, 2018

Notary Public

### This Instrument Was Prepared By:

Michael E. Kelly Attorney At Law 118 Bartlett Ave.; Ste. 1 Bartlett, IL 60103

### After Recording Mail To:

Michelle A. Buhle Attorney At Law 1220 Iroquois Ave. #100 Naperville, IL 60563 PREMIER TITLE 1000 JORIE BLVD., SUITE 136 OAK BROOK, IL 60523 630-571-2111

### Send Subsequent Tax Bills To:

Blue Kangaroo Properties, LLC - Stickney
6645 W. Pershing Rd. 300 W. NOVH AN.
Stickney, IL 60412 UMbard, TC UNITE