

UNOFFICIAL COPY

Doc#: 1606956131 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2016 10:25 AM Pg: 1 of 4

Dec ID 20160201671389
ST/CO Stamp 0-096-926-272 ST Tax \$583.00 CO Tax \$291.50
City Stamp 1-506-212-416 City Tax: \$6,121.50

**THIS INSTRUMENT PREPARED
BY:**

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

C.T. RAJU
1600213121K

ABOVE SPACE FOR RECORDER'S USE ONLY

04/11/07

1000

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 4th day of March, 2016 between Lexington Square Place LLC, an Illinois limited liability company created 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 ("Grantor"), and Anuraj K. Raju and Joly J. Raju ("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 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 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.



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:


UNOFFICIAL COPY

- (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 which do not interfere with the use of the Unit;
- (iv) applicable zoning and building laws and ordinances;
- (v) roads and highways;
- (vi) unrecorded public utility easements, if any;
- (vii) Grantee's mortgage;
- (viii) plats of dedication and covenants thereon;
- (ix) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (x) 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): 17-32-414-020-0000

Address(es) of real estate: 3758 S. Sangamon Street, Chicago, Illinois 60609

REAL ESTATE TRANSFER TAX		04-Mar-2016
	COUNTY:	291.50
	ILLINOIS:	583.00
	TOTAL:	874.50
17-32-414-020-0000 20160201671389 0-096-926-272		

REAL ESTATE TRANSFER TAX		04-Mar-2016
	CHICAGO:	4,372.50
	CTA:	1,749.00
	TOTAL:	6,121.50 *
17-32-414-020-0000 20160201671389 1-506-212-416		

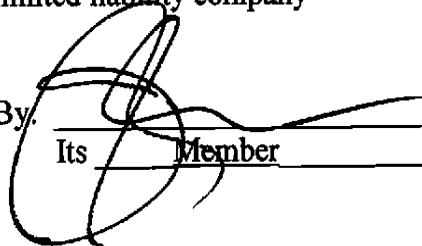
* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

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 SQUARE PLACE LLC, an Illinois limited liability company

By: 
 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. Benac, the Member of Lexington Square Place 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 4th day of March, 2016.


 Notary Public

MAIL TO:

Mullappalli Law Group
4323 W. Irving Park West 1B
Chicago, IL 60641

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:

Anvraj K Raju & Joty Raju
 (NAME)
3758 S. Sangamon Street
 (ADDRESS)
Chicago, IL 60609
 (CITY, STATE AND ZIP)

UNOFFICIAL COPY

EXHIBIT A

Order No.: 16002131HUSK

For APN/Parcel ID(s): 17-32-414-020

LOT 16 IN LEXINGTON PLACE 2 RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 15 IN GAGE, LEMOYNE AND HUBBARD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 20, 2015 AS DOCUMENT NO. 1520117202, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office