

C. T. I. /CY

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16002276SK
1062 LB

THIS INSTRUMENT PREPARED BY:

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

Doc#: 1609008009 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/30/2016 09:11 AM Pg: 1 of 4

Dec ID 20160301677461
ST/CO Stamp 1-097-508-416 ST Tax \$393.00 CO Tax \$196.50
City Stamp 0-008-891-968 City Tax: \$4,126.50

ABOVE SPACE FOR RECORDER'S USE ONLY

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 21st day of March 2016, between Lexington Square Place LLC, an Illinois 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 Ian R. Morris and Michelle D. Morris ("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 thereto 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 Square 3 Townhomes ("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): underlying land

Address(es) of real estate: 3757 S. Morgan Street Unit A, Chicago, Illinois 60609

REAL ESTATE TRANSFER TAX		24-Mar-2016	
	COUNTY:		196.50
	ILLINOIS:		393.00
	TOTAL:		589.50

17-32-414-020-0000 | 20160301677461 | 1-097-508-416

REAL ESTATE TRANSFER TAX		24-Mar-2016	
	CHICAGO:		2,947.50
	CTA:		1,179.00
	TOTAL:		4,126.50 *

17-32-414-020-0000 | 20160301677461 | 0-008-891-968

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

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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 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. Benach, 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 21st day of March, 2016.



Elizabeth J. Schmitz
Notary Public

MAIL TO:

Judy L. DeAngelis
707 Walton Lane
Grayslake, IL 60030

SEND SUBSEQUENT TAX BILLS TO:

Jan R Morris
(NAME)
3759 S Morgan St #18
(ADDRESS)
Chicago, IL 60609
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

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LEGAL DESCRIPTION

Order No.: 16002276SK

For APN/Parcel ID(s): 17-32-414-020 and 17-32-414-029

THAT PART OF LOT 5 IN LEXINGTON SQUARE 3 RESUBDIVISION, BEING A RESUBDIVISION OF LOT 20 IN LEXINGTON PLACE 2, 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 16, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 2015, AS DOCUMENT NO 1520144094, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, ON THE EAST LINE OF SAID LOT, 26.09 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 12 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 50.00 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, ON SAID WEST LINE, 18.97 FEET TO WESTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL, THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST, ON SAID WESTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE EASTERLY EXTENSION THEREOF, 50.00 FEET TO THE EAST LINE OF SAID LOT; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS EAST, ON SAID EAST LINE, 18.98 FEET THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.