

10x7

FIDELITY NATIONAL TITLE

CH 16011898

UNOFFICIAL COPY

Doc#: 1612522121 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/04/2016 10:47 AM Pg: 1 of 3

MAIL TO:  
Leo + Tammy Pepito  
8244 N. Keeler  
Skokie, IL 60076

Dec ID 20160401698253  
ST/CO Stamp 1-608-364-352 ST Tax \$420.00 CO Tax \$210.00

(The Above Space For Recorder's Use)

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 22 day of April, 2016 between Monticello Properties, LLC 8244 Keeler, an Illinois limited liability company, created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and Leo Pepito and Tammy Pepito, husband and Wife, of Skokie, Illinois, as Grantee as Tenants by the Entirety.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and/or assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Together with all 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, unto the Grantee, either in law or in 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, its successors and assigns forever.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, its, his, her or their successors and/or 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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the subject Property, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. Public and utility easements, that do not underlie the residence;
3. Covenants, conditions, restrictions of record;
4. Applicable zoning and building laws, ordinances and restrictions;
5. Grantee's mortgage, and
6. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 345 AND LOT 346 (EXCEPT THE NORTH 15 FEET THEREOF) IN KRENN AND DATO'S MAIN KOSTNER SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTH EAST ¼ OF AND THE WEST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 10-22-411-023-0000; 10-22-411-054-0000

ADDRESS OF PROPERTY: 8244 N. Keeler, Skokie, ILLINOIS 60076

Send Subsequent tax bills to:

Leo Pepito + Tammy Pepito

8244 N. Keeler

Skokie, IL 60076

COOK County Clerk's Office