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Doc#: 1617616019 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/24/2016 10:18 AM Pg: 1 of 4

Dec ID 20160601621690
ST/CO Stamp 1-674-614-080 ST Tax \$300.00 CO Tax \$150.00

Prepared by:

Dennis P. Lindell, Esq.
Lindell & Tessitore P.C.
1755 Park St., Suite 200, Naperville, IL 60563

When Recorded, Return to:

LIETUVININKAS 16245
4536 W. 63rd St
CHICAGO IL 60629

Mail Tax Bills to:

Nerijus Makselis
13010 Derby Rd
Lemont IL 60439

16NDND020011MM91

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that HNT-Lots, LLC, an Illinois limited liability company (the "Grantor") with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018, **CONVEYS AND SPECIALLY WARRANTS** to Nerijus Makselis ("Grantee"), with a principal address at 13010 Derby Rd, Lemont IL for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND MADE PART HEREOF**

The subject Real Estate does not constitute homestead property of Grantor

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to said Real Estate to Grantee as to and against its acts only and none other.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 10 day of June, 2016

GRANTOR: HBT-Lots, LLC

By: Hinsdale Bank & Trust Company, as Sole Manager

By: [Signature]
Christopher Swieca

Title: Senior Vice President of Sole Manager

STATE OF ILLINOIS)

COUNTY OF COOK)



I, Daniel A. Shanley, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Swieca personally known to me to be the Senior Vice President of Hinsdale Bank & Trust Company, sole manager of Hinsdale Bank & Trust Company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Senior Vice President, he signed and delivered the said instrument pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10 day of June, 2016.

[Signature]

Daniel A. Shanley
Commission No. 825385
Notary public - Illinois
Cook County
My Comm. Expires Sept 01, 2019

Special Warranty Deed
Grantee: Neridus Makselis
Grantor: HBT-Lots, LLC
Property Addresses: 11700 German Church Rd., Burr Ridge, IL
Parcel Numbers: 18-31-300-009-0000

REAL ESTATE TRANSFER TAX		22-Jun-2016
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00
18-31-300-009-0000 20160601621690 1-674-614-080		

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EXHIBIT A

LEGAL DESCRIPTION

PIN NUMBERS: 18-31-300-009-0000

COMMON ADDRESSES: 11700 German Church Road, Burr Ridge, IL

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. Private, public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules, including any violations thereof.
6. Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.
8. All exceptions and defects contained within that certain Title Commitment 16NW7120720NP with an effective date of May 4, 2016, as amended.
9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
10. All of the matters, terms, and conditions set forth in that certain Mainstreet Organization of Realtors Vacant Land Sales Contract with an Acceptance Date of May 3, 2016, as may be amended.