

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(123) 161423

THIS INDENTURE, made June 21, 2016, between **LCMP Home LLC** an Illinois 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**") whose address is 214 Gale Ave., River Forest, IL 60305 and Mark A. Muren and Rachel A. Muren, husband and wife, of 1155 S. Harvey, Oak Park, IL, tenants by the entirety, and not as joint tenants ("**Grantees**").



Doc#: 1618019086 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2016 12:58 PM Pg: 1 of 4

This space reserved for Recorder's use only.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantees, **FOREVER**, all interest in the real estate, knowns as **1151 Home Ave, Oak Park, IL** situated in the County of Cook, State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, whose common address is also shown on **Exhibit A** attached hereto. (pin 16-18-325-014-00)

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit B** attached hereto.

[Signature page follows]

THE TITLE
NORTH AVE.
PARK, IL 60302

Real Estate Transfer Tax

\$5,840.00



Oak Park

www.oak-park.us

{00337590.DOC/v1/3267/008

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Handwritten initials and signatures over the stamp.

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:
 Jodiann N. Pacer
 Attorney at Law
 824 S Scoville
 Oak Park IL 60504

LCMP Home LLC,
 an Illinois company

By: Laura S Connelly
 Name: Laura S Connelly
 Its: Managing Member

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Laura Connelly**, **managing member of LCMP Home LLC** and personally known to me to be the and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that she being thereunto duly authorized, signed and delivered said instrument as her own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 21 day of June, 2016.



Rosemarie Nowicki
 Notary Public

After Recording Send Deed To:

Pellegrini & Castano
6817 W. North Ave
Oak Park, IL 60302

Send Subsequent Tax Bills to:

MARK A. MUREN
[REDACTED]
1151 S. Home Ave
Oak Park IL 60302

REAL ESTATE TRANSFER TAX		28-Jun-2016
	COUNTY:	365.00
	ILLINOIS:	730.00
	TOTAL:	1,095.00
16-18-325-014-0000	20160601622084	0-334-073-152

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File No: 1614123

EXHIBIT "A"

LOT 1 IN ROBERT JOHN'S SUBDIVISION OF BLOCK 4 OF GUNDERSON AND GAUGER'S ADDITION TO OAK PARK IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 661 FEET) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1151 Home Avenue , Oak Park, IL 60304

PERMANENT INDEX NUMBER: 16-18-325-014-0000

Property of Cook County Clerk's Office

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*ALTA Plain Language Commitment
(8-17-08) (IL)
Schedule A*

AMERICAN
LAND TITLE
ASSOCIATION



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EXHIBIT B

SUBJECT TO:

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AS OF THE DATE OF THIS DEED; namely 2nd installment 2015 taxes not yet due and owing and 2016 taxes not yet due and owing.