

# UNOFFICIAL COPY



Doc#: 1619516001 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/13/2016 10:18 AM Pg: 1 of 4

After Recording Return To:  
BV ACA II, LLC  
PO Box 51298  
Idaho Falls, ID 83405

## SPECIAL WARRANTY DEED

THIS INDENTURE, made between BV ACA, LLC, whose mailing address is 439 E. Shore Drive Suite 100, Eagle, Idaho 83616, hereinafter grantor, for \$10.00 in consideration paid, grants with covenants of special warranty to BV ACA II, LLC hereinafter grantee, whose tax mailing address is PO Box 51298, Idaho Falls, Idaho 83405, the following real property:

**See Attached Exhibit A [Legal Description Attached as Exhibit]**

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OR RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TITLE, PIP OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY

Together with all singular and hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Warranties given herein are limited to acts of the Grantor and subject to easements, covenants and restriction of record.

PERMANENT REAL ESTATE INDEX NUMBER(S): 29-26-205-033-0000

PROPERTY ADDRESS (ES): 17043 Kenwood Ave., South Holland, IL 60473

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CCRD REVIEW


Re

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IN WITNESS WHEREOF, Executed by the undersigned on \_\_\_\_\_, 20\_\_:

BV ACA, LLC

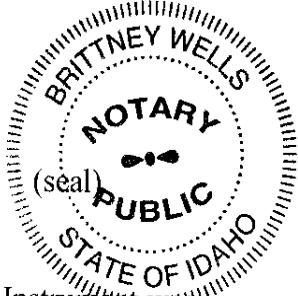
By: BV Management Services, Inc., an  
Idaho corporation, the Executive Manager

By:   
Cortney Liddiard, President

STATE OF IDAHO            )  
  )ss.  
County of Bonneville    )

On the 21 day of May, 2016, before me the undersigned, a notary public in and for said State, personally appeared Cortney Liddiard, known or identified to me to be the President of BV Management Services, Inc., which corporation is the Executive Manager of BV ACA, LLC, and the Executive Manager who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that such corporation as the Executive Manager executed the same in said limited liability company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Brittney Wells  
Notary Public for Idaho  
Residing at: Idaho Falls, Idaho  
My Commission Expires: 08-22-2019

This Instrument was prepared by: BV ACA, LLC, PO Box 51298, Idaho Falls, Idaho (208) 523-3794.

Please send subsequent Tax Bills to:  
BV ACA II, LLC  
PO Box 51298  
Idaho Falls, ID 83405

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## EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 33 IN HUGUELET'S 2<sup>ND</sup> ADDITION TO SOUTH HOLLAND, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Parcel ID: 29-26-205-033-0000 Commonly known as 17043 Kenwood Avenue, South Holland, IL 60473

COMMONLY KNOWN AS: **17043 Kenwood Ave., South Holland, IL 60473**

Property of Cook County Clerk's Office

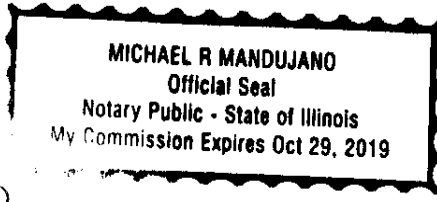
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## STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated 6/17, 19 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 16 day of JUNE, 2019  
Notary Public [Signature]



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 6/17, 19 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 27 day of JUNE, 2019  
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A. misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.