

UNOFFICIAL COPY

CT

16PST7420218K
243

Doc#: 1620815148 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/26/2016 11:03 AM Pg: 1 of 4

PREPARED BY:

Stephanie D. Uhler, Esq.
Simon, Lapidus & Uhler, LLC
4709 West Golf Road
Suite 475
Skokie, Illinois 60076

Dec ID 20160701635540
ST/CO Stamp 2-108-173-632 ST Tax \$550.00 CO Tax \$275.00
City Stamp 0-247-939-904 City Tax: \$5,775.00

WHEN RECORDED

RETURN TO:

Law Offices of Vasili Economopoulos, P.C.
c/o Vasili Economopoulos
17 North Wabash Avenue, Suite 660
Chicago, Illinois 60676

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, Z & B Properties L.L.C., an Illinois limited liability company, whose address is 1830 Saunders Road, Riverwoods, IL 60015, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to Scott McRoberts, all interest in the Real Estate legally described on Exhibit A attached hereto.

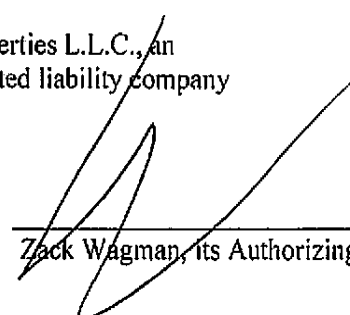
The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

PINs and Common Address: 3008-3010 West Cullom Avenue Chicago, IL 60618

PIN#: 13-13-303-033-0000

22nd IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day of July, 2016.

Z & B Properties L.L.C., an
Illinois limited liability company

By: 
Zack Wagman, its Authorizing Member

UNOFFICIAL COPY

State of Illinois)
) cc
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Zack Wagman is 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 acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act and the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of July, 2016.


Notary Public

Send Subsequent Tax Bills To:

Scott McRoberts
805 N. Ela Road
Inverness, IL 60067



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Lot 29 in Block 1 in Fields Boulevard Addition to Irving Park a Subdivision of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

Real Estate Taxes not yet due and payable

Building line 18 feet from street line and provision requires the front of each building to be erected not further than 18 feet from street line.

Covenants, conditions, and restrictions of record and building lines and easements

All existing leases and tenancies

Public and utility easements

Acts done by or suffered through Buyer

All special governmental taxes or assessments confirmed and unconfirmed

Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) Is exempt under chapter 42, section 3607 of the United States Code or (B) Relates to handicap but does not discriminate against handicapped persons), contained in the document recorded April 29, 1908 as document no. 4195116 which does not contain a reversionary or forfeiture clause.

Property of Cook County Clerk's Office