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Doc#: 1622317000 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2016 08:15 AM Pg: 1 of 2

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

Dec ID 20160701633410
ST/CO Stamp 1-399-477-056 ST Tax \$247.00 CO Tax \$123.50

WHEN RECORDED RETURN TO:

FAIRFIELD HOMES, INC.
1601 5438RM

SEND SUBSEQUENT TAX BILLS TO:
FAIRFIELD HOMES, INC.

10 of 1. AM KKT

THIS AGREEMENT, made this **25TH** day of **JULY, 2016**, between **SKAR DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** and **FAIRFIELD HOMES, INC.**

parties of the second part, of **WITNESSETH**, that the party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does **REMISE, RELEASE, ALIEN AND CONVEY** unto the parties of the second part, in fee simple, and to their heirs and assigns, **FOREVER**, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

LOT 6 IN BROXBURN SUBDIVISION BEING A SUBDIVISION OF LOT 9 IN ABBEY FEALS SUBDIVISION UNIT 1 BEING A RESUBDIVISION OF LOT 28 IN ARTHUR T. MCINTOSH AND CO.'S QUINTENS ROAD FARMS, SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 3, 1976 AS DOCUMENT NUMBER 23470251, IN COOK COUNTY, ILLINOIS, AND THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN KELSEY COURT SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SUBDIVISION ON SEPTEMBER 23, 2002 AS DOCUMENT NO. 021041969, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF KELSEY ROAD HAVING A RADIUS OF 90.00 FEET A DISTANCE OF 26.65 FEET, THENCE SOUTH 64 DEGREES 46 MINUTES 23 SECONDS EAST A DISTANCE OF 38.39 FEET, THENCE NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST A DISTANCE OF 36.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT OF BROXBURN SUBDIVISION RECORDED NOVEMBER 18, 2015 AS DOCUMENT NO. 1532213064, IN COOK COUNTY, ILLINOIS.

P.I.N.: 02-21-404-016-0000
Address of Property: 909 W. KATHLEEN, PALATINE, IL 60067

Together with all and singular the 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, 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 TO HOLD** the said premises as above described, with the appurtenances, unto the parties of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it **WILL WARRANT AND DEFEND**, subject to: **SEE ATTACHED EXHIBIT "B"**

In Witness Whereof, said Grantor has caused his name to be signed to these presents this ___ day of **JULY, 2016**.

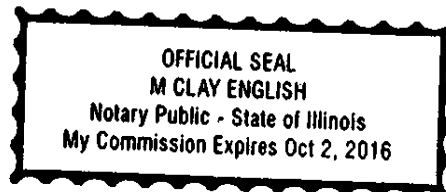
By:


SKAR DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

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STATE OF ILLINOIS)
)SS.
COUNTY OF)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, **SKAR DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, before me this day in person and severally acknowledged that he signed and delivered the said instrument pursuant to authority, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.



GIVEN under my hand and seal, this 21st day of JULY, 2016.

M Clay English
Notary Public
Commission expires: 10/2/16

This Instrument was prepared by:
MICHAEL J. ANGELINA
ANGELINA & HERRICK, P.C.
1895 C ROHLWING ROAD
ROLLING MEADOWS, ILLINOIS 60008

EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. Acts done or suffered by Buyer or anyone claiming by, through or under Buyer.
5. Streets and highways, if any.
6. Utility easements, if any, whether recorded or unrecorded.
7. Schedule B exceptions listed in Chicago Title Insurance Company title commitment 16015438RM.