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16-03124-p1

SPECIAL WARRANTY DEED



This document was prepared by
And after recording return to:

Patrick C. Turner
Maurides Foley Tabangay & Turner LLC
33 N. LaSalle Street, Suite 1910
Chicago, IL 60602

Doc#: 1622455006 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2016 08:53 AM Pg: 1 of 4

THIS SPECIAL WARRANTY DEED is made and entered into as of this 3 day of Aug 2016, 2016, by BUCK TRAIL ESTATES, LLC, an Illinois limited 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, having an address of 11436 Burr Oak Lane, Burr Ridge, IL, as grantor ("**Grantor**"), and William McNaughton, III and Joseph Benson, as grantees (the "**Grantee**").

KNOW ALL MEN BY THESE PRESENTS that Grantor, for an in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby **GRANTS, REMISES, ALIENS, BARGAINS, SELLS** and **CONVEYS** a 50% tenant-in-common to interest to William McNaughton, III and a 50% tenant-in-common to interest to Joseph Benson in and to that certain tract or parcel of land commonly known as 8005 Buck Trail Court, Burr Ridge, IL, and legally described on **Exhibit A** attached hereto, together with all of Seller's right, title and interest in and to all easements, rights, interests, claims and appurtenances in any way belonging to, appertaining to, or benefitting the Parcel, including any rights in adjoining property, streets, alleys or other public ways (the "**Property**").

This conveyance is made subject to covenants, conditions, restrictions and easements of record, and general property taxes not yet due and payable.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same. Or any part thereof by, through or under Grantor, but not otherwise.

PREMIER TITLE

Property of Cook County Recorder of Deeds Office

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, as of this 3 day of August, 2016

Buck Trail Estates, LLC

By: [Signature]
William McNaughton, III, Member

By: [Signature]
Joe Benson, Member

By: [Signature]
Dallas Fox, Member

By: [Signature]
Brian Hickey, Member

By: [Signature]
Lou Pagano, Member

By: [Signature]
John Christensen, Member

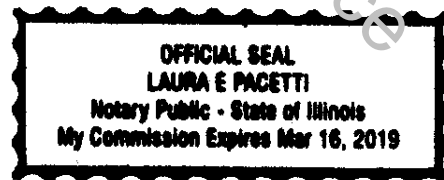
State of Illinois)
) ss.
County of Cook)

I, Laura E. Pacetti, a Notary Public, do hereby certify that William McNaughton, III, Joe Benson, Dallas Fox, Brian Hickey, Lou Pagano and John Christiansen, personally known to me to be the members of Buck Trail Estates, LLC, an Illinois limited liability company, whose names are subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that as such members they signed and delivered the said instrument on behalf of the company, as their free and voluntary act, and as the free and voluntary act of said company, for purposes therein set forth.

Given under my hand and notarial seal this 3rd day of August, 2016

[Signature]
Notary Public

My Commission Expires: March 16, 2019



SEND FUTURE TAX BILLS TO:
William McNaughton
16W 347 83rd St. Suite A
Burr Ridge IL 60527

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) TO SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

[Signature]
PATRICK C. TURNER, ATTY.

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN FINAL PLAT OF SUBDIVISION OF BUCKTRAIL ESTATES, IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS RESERVED IN WARRANTY DEED FROM FLETCHER F. GRUTHOFF AND EVELYN GRUTHOFF, HIS WIFE, AND JOSEPH HEITLINGER TO JOSEPH DIGLES AND ELISE M. DIGLES, HIS WIFE, DATED FEBRUARY 16, 1965 AND RECORDED FEBRUARY 18, 1965 AS DOCUMENT NUMBER 19386701 FOR INGRESS AND EGRESS OVER AND UPON THE WEST 10 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AFORESAID, AS CREATED BY THE DEED FROM FLETCHER GRUTHOFF AND EVELYN GRUTHOFF, HIS WIFE AND JOSEPH HEITLINGER TO ELDON A. DUMROESE AND BARBARA A. DUMROESE DATED JANUARY 14, 1966 AND RECORDED JANUARY 19, 1966 AS DOCUMENT NUMBER 19715247, OVER THE EAST 10 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, IN COOK COUNTY, ILLINOIS.

Commonly known as: 8005 Buck Trail Court, Burr Ridge, IL 60527
Part of PIN: 18-31-100-007-0000

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STATEMENT BY GRANTOR AND GRANTEE

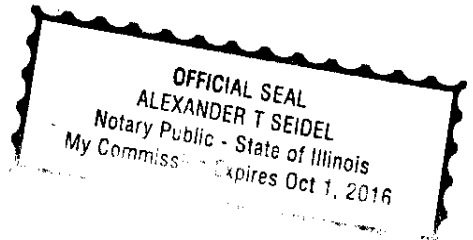
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Aug 3, 2016

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 3rd DAY OF August
2016.

NOTARY PUBLIC [Handwritten Signature]



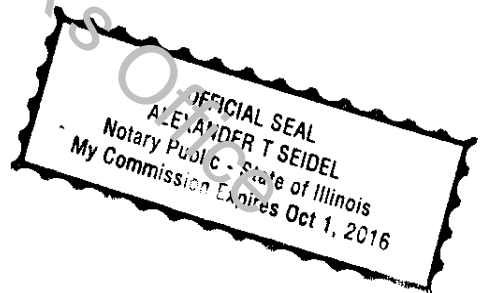
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated Aug 3, 2016

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 3rd DAY OF August
2016.

NOTARY PUBLIC [Handwritten 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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]