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PREPARED BY:

ATG Direct One South Wacker Drive, 24th Floor Chicago, IL 60606

MAIL TAX BILL TO:

Jessica Rickman 931 E. Tower Ct., #1 Palatine, IL 60074

Dog#: 1626641004 Fee: ≴40,00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/22/2016 09:33 AM PG:

## MAIL RECORDED DEED TO:

Jessica Rickman 931 E. Tower Ct., #1 Palatine, IL 60074

## SPECIAL WARRANTY DEED

THE GRANTOR, Fischer Family Dyestments LLC, an Illinois Limited Liability Company, of the Village of Hoffman Estates. State of Illinois, a corporation organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Jessica Rickman, of 183 Phaeton, Wheeling, Illonois, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit: CASINGLE WOMEN

Unit 1701-1 together with its undivided percentage interest in the common elements in Kingsbrooke of Palatine Condominium as delineated and defined in the Declaration recorded as Document No. 25234962, as amended, in the Northwest 1/4 of Section 1. Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois,

Permanent Index Number(s): 02-01-100-015-1025

Property Address: 931 E. Tower Ct., #1; Palatine, IL 60074

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manue, encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or pay ible; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property

Dated this 24

Fischer Family Javestments LLC

By

STATE OF Illinois

COUNTY OF Cook

02-01-100-015-1025

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Fischer Family Investments LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

07-Sep-2016 **REAL ESTATE TRANSFER TAX** COUNTY: 76.50 ILLINOIS: 153.00 TOTAL: 229.50 20160801648680 | 1-148-930-880

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., STE 2400 Chicago, IL 60606-4650 Attn:Search Department

1626641004 Page: 2 of 2

## UNOFFICIAL COPY

Given under my hand and notarial seal, this 24 Day of August 20 16

CAROL A BUTERA
OFFICIAL SEAL
Hotay Public - Stuly of Blinch
My Commission Expires
December 18, 2017

Notary Public
My commission expires: 12/16/17

Exempt under the provisions of paragraph

Property or Cook County Clerk's Office