

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
CORPORATION

Old Republic National Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

1673258 1/2



**Village of Indian Head Park**

Real Estate Inspection Stamp  
ADDRESS 123 Acacia #305  
DATE 8/30/2016

704



Doc# 1627119736 Fee \$44.00

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/27/2016 04:22 PM PG: 1 OF 4

THE GRANTOR, STRATEGIC REALTY FUND, LLC., located at 4300 STEVENS CREEK BLVD, #275, in the City of SAN JOSE, in the County of SANTA CLARA, in the State of CALIFORNIA, a corporation created and existing under and by virtue of the laws of the State of CALIFORNIA and duly authorized to transact business in the State of ILLINOIS, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, by these presents does REMISE, ALIEN, CONVEY and WARRANT TO THE GRANTEE: ARMOR DEVELOPMENT LLC, of 28 Vivaldi Ct., Wheaton, Illinois 60189, the following described Real Estate situated in the County of DuPage in the State of IL, to wit:

**PARCEL 1:**

UNIT NUMBER 305 AND P-33 IN THE WILSHIRE NORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; PART OF OUTLOT 3 OF INDIAN HEAD PARK CONDOMINIUM, UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25077886 AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED AS DOCUMENT 2279633 AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the said premises with all appurtenances thereunto belonging. The GRANTOR does covenant that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, will WARRANT AND DEFEND,

SUBJECT TO: General taxes for the year 2016 and subsequent years; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities provided said easements do not unreasonably interfere with the intended use of the property; drainage ditches, feeders, and drain tile, pipe or other conduit and all other matters of record affecting the property.

Permanent Real Estate Index Number(s): 18-20-100-073-1032 AND  
18-20-100-073-1116

Address(es) of Real Estate: 123 Acacia Circle, Unit #305, Indian Head Park, Illinois 60525.

In Witness Whereof, said GRANTOR has caused its name to these presents by JON O. FREEMAN, PRESIDENT.  
And attested by its ADMINISTRATOR, ELIZABETH CORTEZ, this 17 day of August, 2016.

STRATEGIC REALTY FUND, LLC

BY JON O. FREEMAN

ATTEST ELIZABETH CORTEZ

Bom

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STATE OF CALIFORNIA, COUNTY OF SANTA CLARA -SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JON O. FREEMAN, personally known to me to be the PRESIDENT of STRATEGIC REALTY FUND, LLC., and ELIZABETH CORTEZ personally known to me to be the ADMINISTRATOR of said Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such JON O. FREEMAN, PRESIDENT and ELIZABETH CORTEZ, ADMINISTRATOR have signed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal this 17 day of August, 2016.

**See Attached**

Notary Public

My Commission Expires: \_\_\_\_\_

Prepared by:  
Robert Cheely  
6446 W. Cermak Road  
Berwyn, IL 60402

Mail to:  
Christine M. Palkoni  
1857 N. Broadway Fl 2  
Chicago  
Melrose Park, IL 60160

Name and Address of Taxpayer:  
Armor Development, LLC  
28 Vivanti Ct  
Wheaton, IL 60189

REAL ESTATE TRANSFER TAX



	21-Sep-2016
COUNTY:	73.25
ILLINOIS:	146.50
TOTAL:	219.75

18-20-100-073-1032

| 20160801652433 | 2-131-931-634

Property of Cook County Clerk's Office

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara )

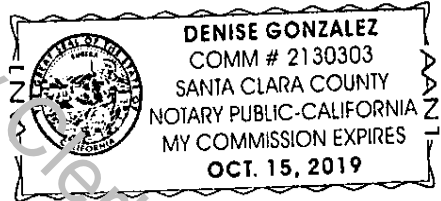
On August 17, 2016 before me, Denise Gonzalez, Notary Public  
(insert name and title of the officer)

personally appeared Jon J. Freeman  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Denise Gonzalez* (Seal)



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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 305 AND P-33 IN THE WILSHIRE NORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; PART OF OUTLOT 3 OF INDIAN HEAD PARK CONDOMINIUM, UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25077886 AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED AS DOCUMENT 22779633 AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

Address commonly known as:

123 Acacia Circle Unit 305  
Indian Head Park, IL 60525

PIN#: 18-20-100-073-1032 & 1116

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