

**SPECIAL  
WARRANTY DEED**

Statutory (Illinois)  
(LLC. to LLC)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Doc#: 1627949027 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/05/2016 09:15 AM Pg: 1 of 3

Dec ID 20160901658651  
ST/CO Stamp 1-192-646-464 ST Tax \$30.00 CO Tax \$15.00

AFF-1605989  
19/1

(The Above Space for Recorder's Use Only)

THIS AGREEMENT, made this 16th day of September, 2016, between Dream Sites, L.L.C., a Limited Liability 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, 820 Church Street, Suite 200, Evanston, IL 60201, party of the first part, and VPP Holdings LLC, an Illinois Limited Liability Company, 1411 McHenry Road, Suite 226, Buffalo Grove, IL 60089, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN and -----no/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit: (See 2d page for legal description of the real estate).

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 party of the second part, his/her/their 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, his/her/their 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: (a) covenants, easements, conditions and restrictions of record, (b) party wall rights, easements and restrictions, if any, (c) building, zoning, and health code violations, if any, and administrative proceedings and legal proceedings pending as a result thereof, if any, (d) general property taxes and special assessments due for the year 2016 and subsequent years.

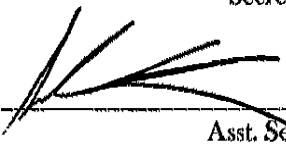
Permanent Real Estate Number(s): 31-03-201-103-1024<sup>0000</sup>

Address(es) of real estate: 2236 Windsor Lane, Unit 2236, Country Club Hills, Illinois. 60478

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary, and attested by its Asst. Secretary, this 16th day of September, 2016.

Dream Sites, L.L.C.,  
By: Urban Visions, Inc.- Its managing member,

By:   
Secretary

Attest:   
Asst. Secretary

# UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Howard Berland personally known to me to be the Secretary of the Corporation, and Stanley Engelsen personally known to me to be the Asst. Secretary, 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 Secretary and Asst. Secretary, they signed and delivered the said instrument and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of September, 2016.

Commission expires

06 - 14 20 19

*Esperanza Baker*  
NOTARY PUBLIC

Place Seal Here



Legal Description: PARCEL 1: Unit 2, Area 23, Lot 6, in Provincetown Homes Unit No. 2, a Subdivision of part of the Northeast 1/4 of Section 3, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded November 30, 1970 as Document Number 21829352.

PARCEL 2: Easements appurtenant to the above described real estate defined in Declaration recorded November 26, 1969 as Document Number 21023538, as amended from time to time, all in Cook County, Illinois.



116236 NO.  
ROR  
9/26/16 \$150.00

Prepared by: Brian A. Burak, Esq.  
3116 RFD  
Long Grove, IL 60047

Subsequent taxes & Return to:


Taxes to:

VPP Holdings LLC  
1411 McHenry Road #226  
Buffalo Grove, IL 60089

Return to:  
Water + Zac LLC  
10711 S. Roberts Rd  
Palos Mills, IL 60465

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	05-Oct-2016
	
	
COUNTY:	15.00
ILLINOIS:	30.00
TOTAL:	45.00
31-03-201-103-0000	20160901658651   1-192-646-464