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Doc#: 1635115030 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/16/2016 09:57 AM Pg: 1 of 5

Dec ID 20161201688424
ST/CO Stamp 0-832-874-688 ST Tax \$157.50 CO Tax \$78.75

CT
ADD 10/1
11/16/16 7124012 RM

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

MUSA Holding Group, LLC
8454 Hollywood Drive
Orland Park, IL 60462

SPECIAL WARRANTY DEED

THIS INDENTURE made this 7th day of December, 2016, between **PrimeStar Fund I TRS, LLC**, hereinafter ("Grantor"), and, **MUSA Holding Group, LLC**, whose mailing address **8454 Hollywood Drive, Orland Park, IL 60462** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum **One Hundred Fifty Seven Thousand Five Hundred Dollars (\$157,500.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **8435 S 79th Court, Justice, IL 60458**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 all matters set forth on Exhibit B.

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This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

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Executed by the undersigned on December 7th, 2016:

GRANTOR:

PrimeStar Fund ITRS, LLC

By: [Signature]
Name: Jamie Rand
Title: Authorized Agent

STATE OF Florida)
COUNTY OF Hillsborough) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jamie Rand known to me to be the Authorized Agent of PrimeStar Fund ITRS LLC and known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Authorized Agent signed and delivered the instrument as his free and voluntary act, and as the free and voluntary act and deed of said Unaked Liability Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of December, 2016.

Commission expires June 4, 2017
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

MUSA Holding Group, LLC
8454 Hollywood Drive
Orland Park, IL 60462

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Exhibit A Legal Description

LOT ONE (1) IN EGAN'S RESUBDIVISION OF LOT THIRTY-SEVEN (37) IN FRANK DELUGACH'S 83RD STREET HIGHLANDS, BEING A SUBDIVISION OF THE NORTH FORTY-TWO/EIGHTIETHS (N 42/80) OF THE WEST ONE-HALF (W 1/2) OF THE SOUTH WEST ONE-QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 38 NORTH AND RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 18-36-308-032-0000

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Exhibit B **Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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