

FIRST AMERICAN TITLE
FILE # 2797057

UNOFFICIAL COPY

This instrument was prepared by:
Christopher J. Goluba, P.C.
399 Wall Street, Unit H
Glendale Heights, IL 60139

After recording mail to:
Harold Streator
5339 North Milwaukee Avenue
Chicago, IL 60630



Doc# 1700404041 Fee \$40.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 01/04/2017 10:55 AM PG: 1 OF 2

SPECIAL WARRANTY DEED

THE GRANTOR, ROBERT F. MILLER, a single person ("**Grantor**"), for and in consideration of Ten and No/100ths Dollars (\$10.00) in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto 3257 N RIDGE AVE LLC, an Illinois Limited Liability Company doing business at 3257 N. Ridge Avenue, Unit 107, Arlington Heights, IL 60004 ("**Grantee**"), the Real Estate situated in the County of Cook, State of Illinois, legally described as follows:

UNIT NO. 107, IN CONDOMINIUM CENTER - CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE EAST 350 FEET OF THE NORTH 266 FEET, AS MEASURED ON THE EAST AND NORTH LINES THEREOF, OF THE SOUTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 23435351, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD said premises forever and the Grantor, for itself, and its successors, does covenant, promise and agree, to, and with the Grantee, its heirs, successors 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO: general real estate taxes for 2016 and subsequent years.

Permanent Real Estate Index Number: 03-07-200-027-1007

Commonly Known as: 3257 N. Ridge Avenue, Unit 107, Arlington Heights, IL 60004

[SIGNATURE PAGE FOLLOWS]

S Y
P L
S N
SC B
INT [Signature]

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DATED this 11th day of November, 2016.

Robert F. Miller

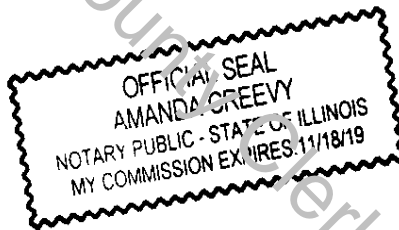
ROBERT F. MILLER

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert F. Miller, an individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of November, 2016.

Amanda Creevy
Notary Public



Send Subsequent Tax Bills to:
3257 N Ridge Ave LLC
3257 N. Ridge Avenue, Unit 107
Arlington Heights, IL 60004

REAL ESTATE TRANSFER TAX

21-Dec-2016



COUNTY: 60.00
ILLINOIS: 120.00
TOTAL: 180.00

03-07-200-027-1007

| 20161101681941 |

2-077-735-104