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17005010600

Doc# 1700501060 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/05/2017 10:26 AM PG: 1 OF 4

SPECIAL WARRANTY DEED

GRANTOR,

DePalma Investments LLC, an Illinois limited liability company, having the address of 7207 W. Coyle Ave., Chicago, Illinois,

for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, has

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE, NCC Real Estate, LLC, an Illinois limited liability company, having an address of 360 Madison Ave., 11th Floor, New York, NY 10017, that certain tract or parcel of land situated in the County of Cook, in the State of Illinois, and more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with all buildings, improvements, structures and fixtures located thereon and all easements, rights, titles and interests of Grantor appurtenant thereto (all of the above-described properties being hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject to (a) general real estate taxes on the Property for the current year, (b) zoning laws and regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property, and (c) the matters set forth on **Exhibit B** attached hereto and made a part hereof for all purposes (all of the foregoing being hereinafter collectively referred to as the "Permitted Exceptions")

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject, however, to the Permitted Exceptions.

FIRST AMERICAN TITLE
FILE # 2812735

1/1

S Y
P 4
S N
SCY
INT

REAL ESTATE TRANSFER TAX

23-Dec-2016



COUNTY: 287.00
ILLINOIS: 574.00
TOTAL: 861.00

02-23-401-015-0000

| 20161101684912 | 0-984-709-312

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IN WITNESS WHEREOF, this Special Warrant Deed is executed by Grantor to be effective for all purposes as of 30 day of November, 2016.

DEPALMA INVESTMENTS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

By: *Julie DePalma*
Julie DePalma, as Member

By: *Robert DePalma*
Robert DePalma, as Member

Property Clerk's Office
COOK COUNTY

STATE OF IL)
COUNTY OF Cook) ss.

On this 30th day of November, 2016, before me the undersigned, a Notary Public in and for said state, personally appeared JULIE DEPALMA and ROBERT DEPALMA personally known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument as MEMBERS of DePalma Investments LLC an Illinois limited liability company, that executed the within instrument, and acknowledged to me that they as MEMBERS of such company executed the within instrument as their free and voluntary act and as the free and voluntary act of the company.

WITNESS my hand and official seal.

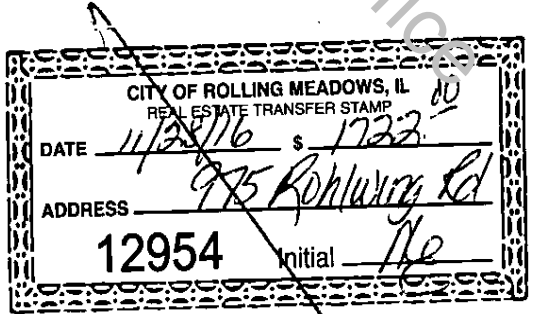
Kristen E Lunny
Notary Public
My Commission Expires: 6/11/19

PREPARED BY:
Marc A. Cervantes
Cervantes & Cioffi
111 W. Washington, Suite 1201
Chicago, IL 60602



AFTER RECORDING, MAIL TO:
Jim Lennon
345 N. Quentin Rd., Suite 201
Palatine, IL 60067

MAIL SUBSEQUENT TAX BILLS TO:
NC@REAL ESTATE, LLC
975 ROHLWING RD.
ROLLING MEADOWS, IL
60008



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EXHIBIT A

Common Address: 975 Rohlwing Rd., Rolling Meadows, IL 60008

PIN: 02-23-401-015-0000

Legal Description: The South 101.0 feet of the East 215.64 feet of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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EXHIBIT B

1. Taxes for the year 2016.
Taxes for the year 2016 are not yet due or payable.
Permanent Tax No.: 02-23-401-015-0000
2. Terms, provisions and conditions contained on a Plat of Annexation to the City of Rolling Meadows, recorded September 27, 1974 as document 22861336.
3. Terms, provisions and conditions contained in an Environmental Land Use Control instrument recorded September 24, 2004 as document 0426849170.

Property of Cook County Clerk's Office