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17086550450

Special Warranty Deed ILLINOIS

Doc# 1708655045 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

(KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/27/2017 10:54 AM PG: 1 OF 4

Above Space for Recorder's Use Only

6716829
ajpr

Property of Cook County Clerk's Office

THIS AGREEMENT between **Lily Pond LLC C Series**, an Illinois Limited Liability Company, party of the first part, and **Village of Evergreen Park**, a Municipal Corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Members of said company, by these persons does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its successors and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto)*

Together with all improvements located thereon and 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, improvements, and appurtenances: **TO HAVE AND TO HOLD** the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part **Village of Evergreen Park**, a Municipal Corporation its successors 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: General Taxes for the year 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 24-01-204-075-0000, 24-01-204-074-0000, 24-01-204-018-0000, 24-01-204-073-0000

Address(es) of Real Estate: 8841 & 8849-51 & 8859 S California, Evergreen Park, IL 60805

Evergreen Park, IL 60805-1124

VILLAGE OF EVERGREEN PARK
EXEMPT. B
REAL ESTATE TRANSFER TAX
Angelica Khoury

Freedom Title Corporation
2260 Hicks Road
Suite 415
Rolling Meadows IL 60008

REAL ESTATE TRANSFER TAX		21-Mar-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-01-204-075-0000	20170301622067	0-612-612-800

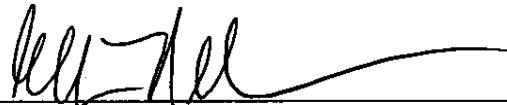
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The date of this deed of conveyance is March 15, 2017.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

Lily Pond LLC C Series
an Illinois Limited Liability Company



By: Elka Nelson, Real Estate Counsel

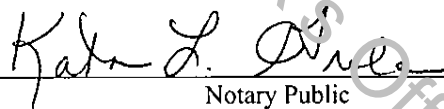
State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elka Nelson personally known to me to be the Real Estate Counsel of Lily Pond LLC C Series, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Real Estate Counsel, she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.



(Impress Seal Here)
(My Commission Expires 12/2/17)

Given under my hand and official seal 3-10, 2017


Notary Public

This instrument was prepared by:
Elka Nelson
Lily Pond LLC C Series
180 North LaSalle Suite 300
Chicago, Illinois 60601

Send subsequent tax bills to:
Village of Evergreen Park
9418 South Kedzie
Evergreen Park, IL 60805

Recorder-mail recorded document to:

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EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1: LOTS 25 TO 28 INCLUSIVE IN BLOCK 4 IN DANIEL E.C. MOLE'S SUBDIVISION OF LOT 2 OF J.Y. SCAMMON'S SUBDIVISION (EXCEPT THE EAST 33 FEET FOR RIGHT OF WAY OF THE RAILROAD) IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 29 AND 30 IN BLOCK 4 IN DANIEL E.C. MOLE'S SUBDIVISION OF LOT 2 OF J.Y. SCAMMON'S SUBDIVISION (EXCEPT THE EAST 33 FEET FOR RIGHT OF WAY OF THE RAILROAD) IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 31, 32 AND 33 IN BLOCK 4 IN DANIEL E.C. MOLE'S SUBDIVISION OF LOT 2 OF J.Y. SCAMMON'S SUBDIVISION (EXCEPT THE EAST 33 FEET FOR RIGHT OF WAY OF THE RAILROAD) IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

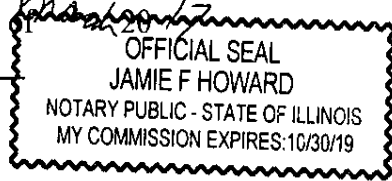
The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 24 2017

[Signature]
Signature

Subscribed to and sworn before me this 24 day of March 2017

[Signature]
Notary Public



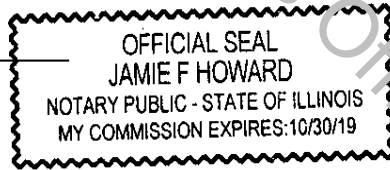
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to hold title to real estate under the laws of the State of Illinois.

Dated: March 24, 2017

[Signature]
Signature

Subscribed to and sworn before me this 24 day of March, 2017

[Signature]
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)