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1715149319D

Special Warranty Deed
ILLINOIS

Doc# 1715149319 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/31/2017 01:29 PM PG: 1 OF 3

Above Space for Recorder's Use Only

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 **Oakland LLC**, 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 **Oakland LLC** 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): 16-31-107-041-0000
Address(es) of Real Estate: 3100 Oak Park Ave., Berwyn, IL 60402

THE CITY OF BERWYN, IL
REAL ESTATE TRANSFER TAX
\$ 1800.00
5-23-17
COLLECTOR'S OFFICE

REAL ESTATE TRANSFER TAX		26-May-2017
COUNTY:	ILLINOIS:	90.00
		180.00
	TOTAL:	270.00

16-31-107-041-0000 | 20170501659325 | 0-920-578-496

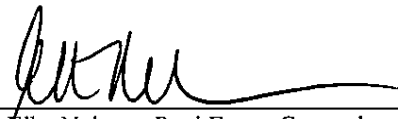
Freedom Title Corporation
2260 Hicks Road
Suite 415
Rolling Meadows IL 60008

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The date of this deed is May 22, 2017.

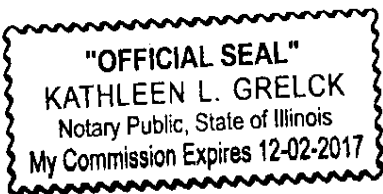
IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

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)

Given under my hand and official seal 5-22, 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: Oakland LLC 16125 Alexandria Drive Tinley Park, I 60477	Recorder-mail recorded document to: Oakland LLC 16125 Alexandria Dr. Tinley Park IL 60477
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LEGAL DESCRIPTION RIDER

For the premises commonly known as 3100 Oak Park Ave., Berwyn, IL 60402

Legal Description:

LOTS 1 AND 2 (EXCEPT THE WEST 60 FEET THEREOF) IN BLOCK 3 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-31-107-041-0000

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