

# UNOFFICIAL COPY

THIS INSTRUMENT  
PREPARED BY:

Scott E. Jensen  
Murray, Jensen & Wilson Ltd.  
101 N Wacker Dr., Ste. 101  
Chicago, IL 60606

17008782NL

Ⓞ TCF3

Doc#: 1717349236 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/22/2017 11:06 AM Pg: 1 of 4

Dec ID 20170601670031  
ST/CO Stamp 0-702-580-160 ST Tax \$277.50 CO Tax \$138.75

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **MB777, LLC, INC.**, an Illinois limited liability company ("Grantor"), does hereby convey to, Kathleen M. Federighi and Margaret Jernigan, not as tenants in common, but as joint tenants with rights of survivorship ("Grantees") of 1018 Oak Ridge, Streamwood, IL 60107, the following described real property (the "Property") situated in Cook County, Illinois and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

[SIGNATURE PAGE FOLLOWS]

After Recording Send to:  
John M. Doherty, Esq.  
555 South Street  
Barrington, IL 60010

Send tax bills to:  
Kathleen M. Federighi  
920 Doral Drive  
Bartlett, IL 60103

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 12th day of June, 2017

GRANTOR:

MB777, LLC, an Illinois limited liability company

By: 

Name: Linda Weber

Title: Manager

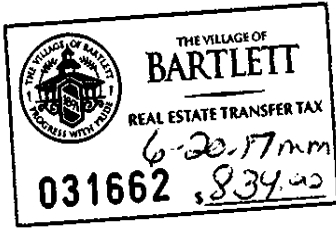
STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

I, Brenda F Queen, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda Weber, the Manager of MB777, LLC, 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 acknowledged that she signed and delivered the said instrument as his/her free and voluntary act in his/her capacity as Manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 12 day of June, 2017.



  
Notary Public

My Commission Expires 11-14-21 {SEAL}



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**Exhibit A**  
**Legal Description**

**PROPERTY ADDRESS:** 920 Doral Drive, Bartlett, IL 60103

**PIN:** 06-27-304-018-0000

**LEGAL DESCRIPTION:**

Lot 45 in the Woods of Oak Hills Unit 1, a Subdivision in Sections 27 and 34, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded December 8, 1988 as document 88567780, in Cook County, Illinois.

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**Exhibit B**  
**Permitted Exceptions**

1. **TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS NOT YET DUE OR PAYABLE.**
2. **EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.**

Property of Cook County Clerk's Office