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Doc#: 1719216144 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2017 10:32 AM Pg: 1 of 4

Dec ID 20170601673122
ST/CO Stamp 0-557-274-560 ST Tax \$342.00 CO Tax \$171.00

*THIS INSTRUMENT PREPARED
BY:*

*Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431*

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 7th day of July, 2017 between Lexington Crossing LLC, an limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and Chitranjan V. Shah and Geeta C. Shah and Sanket Shah and Suketu Shah "Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, [as Joint Tenants] and to Grantee's heirs 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 Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances there unto 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Crossing Townhomes, recorded in Cook County, Illinois Document No. 1610241160 ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- ~~(ii) special taxes and assessments for improvements not yet completed;~~
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) unrecorded public utility easements, if any;
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- (x) acts done or suffered by or judgments against Grantor or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company, is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): _____

Address(es) of real estate: 407 Lexington Lane, Rolling Meadows, Illinois 60008

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 17009850SK

For APN/Parcel ID(s): 02-36-113-009-0000 and

THE WESTERLY 45.50 FEET OF LOT 9 (EXCEPT THE WESTERLY 24.20 FEET THEREOF) IN LEXINGTON CROSSING, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 2015 AS DOCUMENT NO. 1532444010, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

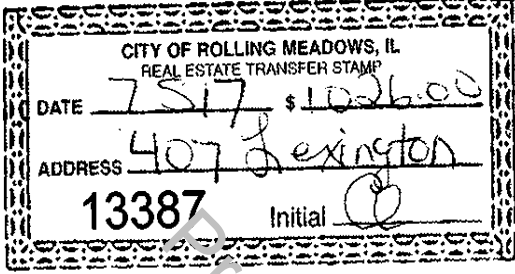
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

LEXINGTON CROSSING LLC, an Illinois limited liability company

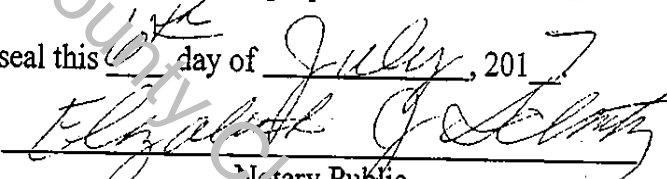
By:  Its Manager



STATE OF ILLINOIS)
) SS.
 COUNTY OF Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey M. Enoch, the Manager of Lexington Crossing LLC, an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 5th day of July, 2017


 Notary Public



MAIL TO:

407 Lexington Lane
Rolling Meadows, IL 60008

SEND SUBSEQUENT TAX FILLS TO:

 (NAME)

 (ADDRESS)

 (CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____