

UNOFFICIAL COPY



Doc# 1725006060 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2017 12:38 PM PG: 1 OF 4



175T05476SK
CB 1 of 1

Special Warranty Deed

Prepared By:

Phillip Grossman

913 Fountain View Drive

Deerfield, IL 60015

Mail To:

Howell & Kaplan, P.A.

1109 Lavender Circle

Weston, FL 3327

S ✓
P 4
S N
SC ✓
INT ✓

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **G & R PARTNERS, LLC**, an Illinois limited liability company whose mailing address is c/o Phillip Grossman, 913 Fountain View Drive, Deerfield, Illinois 60015, hereinafter referred to as **Grantor**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by JUST VALLEY REAL ESTATE, LLC, a Florida limited liability company, whose mailing address is Jorge Nazal c/o Aurelius Capital Corp., 132 Minorca Avenue, Coral Gables, FL 33134, hereinafter referred to as **Grantee**, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Des Plaines, Illinois, more particularly described on **Exhibit "A"** attached hereto,


TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the **"Property"**);

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject.

EXECUTED as of this 28 day of August, 2017.

GRANTOR

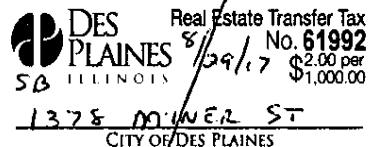
G & R PARTNERS, LLC,
an Illinois limited liability company

By: 
Name: SERAFINO RUFFOLO
Title: Manager/Member
Date: August 28, 2017

WITNESSES

Name: 
Print Name: STEPHANIE FARAG

Name: 
Print Name: CORINNE HEINE



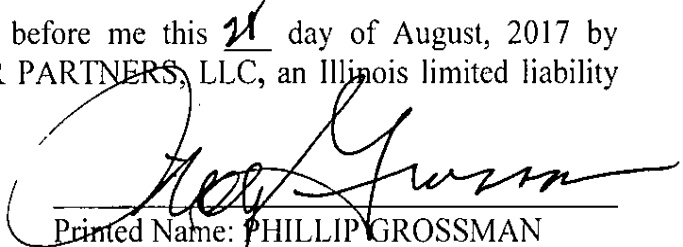
S _____
P _____
S _____
SC _____
INT _____

↻

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me this 21 day of August, 2017 by SERAFINO RUFFOLO as Manager of G & R PARTNERS, LLC, an Illinois limited liability company. He is personally known to me.



Printed Name: PHILLIP GROSSMAN

Notary Public, State of Illinois

Commission #: _____

My commission expires: _____

Property of Cook County Clerk's Office

(NOTARY SEAL)



THIS INSTRUMENT PREPARED BY:

Phillip Grossman
913 Fountain View Drive
Deerfield, Illinois 60015

AFTER RECORDING, MAIL TO:

Howell & Kaplan, P.A.
Adam D. Kaplan, Esquire
1109 Lavender Circle
Weston, Florida 33327

Mail Tax Bill To:
Just Valley Real Estate
132 Minorca Ave
Coral Gables, FL 33134

REAL ESTATE TRANSFER TAX

06-Sep-2017



COUNTY: 3,162.50
ILLINOIS: 6,325.00
TOTAL: 9,487.50

09-17-412-006-0000

| 20170901618887 | 1-603-701-696

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 17ST05476SK

For APN/Parcel ID(s): 09-17-412-006-0000, 09-17-412-007-0000, 09-17-412-008-0000,
09-17-412-009-0000, 09-17-412-010-0000, 09-17-412-011-0000,
09-17-412-016-0000 and 09-17-412-017-0000

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 (except that part of Lot 10 condemned for street); Lots 11, 12, 13, 14, 15 and 16 (except those parts taken for streets in case 34916); Lot 20 (except that part thereof condemned for Street); Lots 21 and 22; Lots 23, 24, 25, 26 and 27 (except parts taken for street) and all of the vacated East/West public alley and all of the vacated North/South public alley (except those parts of said alleys taken for streets) in Block 7 in Ira Brown's Addition to Des Plaines, in Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, lying North of the Chicago and Northwestern Railroad, in Cook County, Illinois.

Property Address: 1378 Miner Street Des Plaines, IL 60016

Property of Cook County Clerk's Office