

UNOFFICIAL COPY



Doc# 1729155096 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2017 01:03 PM PG: 1 OF 3

Special Warranty Deed
ILLINOIS

Above Space for Recorder's Use Only

THIS AGREEMENT between Lily Pond LLC C Series, an Illinois Limited Liability Company, party of the first part, and Larry Dreyfus, 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 Larry Dreyfus 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 2017 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 12-36-231-016-0000

Address(es) of Real Estate: 2040 N Harlem Ave., Elmwood Park, IL 60707

72
6716233

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

17-Oct-2017



COUNTY: 110.25
ILLINOIS: 220.50
TOTAL: 330.75

12-36-231-016-0000 | 20171001635966 | 1-626-238-912


CCRD REVIEW

UNOFFICIAL COPY

The date of this deed is October 13, 2017.

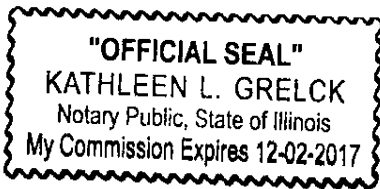
IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

Lily Pond LLC C Series
an Illinois Limited Liability Company


By: Elka Nelson, Real Estate Counsel

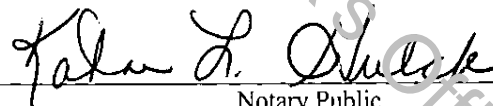
State of Illinois
County of Cook ss.

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.



Given under my hand and official seal, 10-11-2017

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


Notary Public

<p>This instrument was prepared by: Elka Nelson Lily Pond LLC C Series 180 North LaSalle Suite 300 Chicago, Illinois 60601</p>	<p>Send subsequent tax bills to: Larry Dreyfus 2040 N Harlem Ave Elmwood Park, IL60707</p>	<p>Recorder-mail recorded document to: LARRY M. DREYFUS ATTORNEY AT LAW 175 E. DELAWARE SUITE 4819 CHICAGO, IL 60611</p>
--	--	--



Village of Elmwood Park
Real Estate Transfer Stamp

1100.14

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 3 IN MONT CLARE HILLSIDE SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12-36-231-016-0000

2040 N HARLEM AVE. ELMWOOD PARK, IL 60707

Property of Cook County Clerk's Office