

UNOFFICIAL COPY



17307130750

Doc# 1730713075 Fee \$80.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/03/2017 04:31 PM PG: 1 OF 7

Space Provided Above for Recorder's Use Only

150-002708

SPECIAL WARRANTY DEED

M4DEC 10 #

20170901623347

THIS INDENTURE, made effective as of August 17, 2017 between LANDINGS REALTY LLC an Illinois limited liability company, as a 90% tenant in common, and LANDINGS NASSIM LLC, an Illinois limited liability company, as a 10% tenant in common (collectively "Grantor"), whose address is c/o 150 Great Neck Road, Suite 304, Great Neck, New York 11021, in favor of MH LANSING LLC, an Illinois limited liability company ("Grantee"), whose address is 124 W. 36th Street, Room 401, New York, New York 10018:

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Cook, State of Illinois, and more particularly described on the attached Exhibit A (the "Property").

Subject however, to:

- (a) Real property taxes and assessments for the year 2016 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

Return To:
Progressive Closing & Escrow
515 Rockaway Avenue
Valley Stream, NY 11581

REAL ESTATE TRANSFER TAX

06-Nov-2017



COUNTY:	1,041.75
ILLINOIS:	2,083.50
TOTAL:	3,125.25

30-19-300-039-0000

| 20170901623347 | 0-556-421-152

SA
P 2
S
M
SCY
E
INT/W

UNOFFICIAL COPY

30-19-300-023-0000.

Address of the Property: 16767 Torrence Avenue, Lansing, Illinois 60438

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

Property of Cook County Clerk's Office


UNOFFICIAL COPY

Grantor has caused these presents to be executed the day and year first above written.


WITNESSES:


LANDINGS REALTY LLC,
an Illinois limited liability company,

By: NAMCO REALTY LLC,
a New York limited liability company,
its Sole and Managing Member

By: 
Name: Byron Hakimi


By: NAMCO REALTY LTD.,
a British Virgin Island limited company,
its Sole and Managing Member

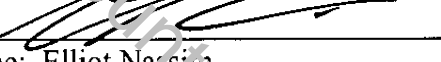
By: 
Name: Debra Mandl


By: 
Name: Igal Namdar
Title: CEO & Sole Shareholder

WITNESSES:

LANDINGS NASSIM LLC,
an Illinois limited liability company,

By: 
Name: Byron Hakimi

By: 
Name: Elliot Nassim
Title: Managing Member

By: 
Name: Debra Mandl

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 15th day of August, 2017 before me personally appeared IGAL NAMDAR personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Rou B
Notary Public

ROMINA BENZAKARYA
Notary Public, State of New York
No 02BE6070639
Qualified in Nassau County
Commission Expires March 4, 2018

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 15th day of August, 2017 before me personally appeared ELLIOT NASSIM personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Rou B
Notary Public

ROMINA BENZAKARYA
Notary Public, State of New York
No 02BE6070639
Qualified in Nassau County
Commission Expires March 4, 2018

After recording, this instrument is to be returned to:

Progressive Closing & Escrow
515 Rockaway Avenue
Valley Stream, NY 11581

This Instrument Prepared by:

Hakimi Law, PC
150 Great Neck Road, Suite 304
Great Neck, NY 11021

Send Subsequent Tax Statements to:

MH Lansing LLC
124 W. 36th Street, Room 401
New York, New York 10018

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

File No: **150-002708**

Legal Description

PARCEL 1:

Lot 12 in the Landings Planned Unit Development, being a subdivision of part of the Southwest Quarter of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian, according to the plat thereof recorded on August 15, 1985 as document 85148127, in Cook County, Illinois.

ALSO that part of Outlot A in the Landings Planned Unit Development, being a subdivision of part of the Southwest Quarter of Section 19, Township 36 North, Range 15 East of the Third Principal Meridian, according to the plat thereof recorded on August 15, 1985 as document 85148127, described as follows: Beginning at the Southwest corner of Lot 12; thence Easterly along the South line of said Lot 12, a distance of 74.00 feet to the Southeast corner; thence continuing along the extension of said South Line 10.00 feet to a line 10.00 feet East of and parallel with the East line of Lot 12 for the point of beginning; thence Southerly along said parallel line 41.00 feet to a line 41.00 feet South of and parallel with the South line of Lot 12; thence Westerly along said parallel line 87.00 feet to a line 3.00 feet East of and parallel with the West line of Lot 12; thence Northerly along said parallel line 118.00 feet to a line 3.00 feet North of and parallel with the North line of Lot 12; thence Easterly along said parallel line 87.00 feet to a line 10.00 feet East of and parallel with the East line of said Lot 12; thence Southerly along said parallel line 77.00 feet to the point of beginning, (EXCEPTING THEREFROM Lot 12 in said Landings Planned Unit Development), in Cook County, Illinois.

PARCEL 2:

Easement for ingress and egress to and for the benefit of Parcel 1, aforesaid, as created by declaration of reciprocal easements and operating covenants, recorded August 16, 1985 as document 85149087, in Cook County, Illinois.

PARCEL 3:

Easements appurtenant to and for the benefit of Parcel 1 aforesaid, as set forth in Declaration of Reciprocal Easements and Operating covenants dated July 31, 1985 and recorded August 16, 1985 as Document 85149087 aforesaid for all "construction", as defined in Section 4.1; maintenance and repair of Parcel 1 improvements and for storage of materials and equipment as set forth, defined and limited in Section 4.5 of the Declaration set forth in Parcel 2 aforesaid, as amended and assumed, over and across "Common Areas" as that term is defined and limited therein, excepting from said "Common Area" those portions thereof falling within Parcel 1 aforesaid and/or falling in Lots 4 or 5 in said Landings Planned Unit Development, all in Cook County, Illinois.

UNOFFICIAL COPY

Village of Lansing

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Landings Realty LLC & Landings Nassim LLC

150 Great Neck Road, Ste 304

Great Neck, NY 11021

Telephone:

516-773-0010

Attorney or Agent:

N/A

Telephone No.:

N/A

Property Address:

16767 Torrence Avenue

Lansing, IL 60438

Property Index Number (PIN):

30-19-300-023-0000

Water Account Number:

332 3600 00 03 & 322 3650 00 03

Date of Issuance:

October 17, 2017

(State of Illinois)

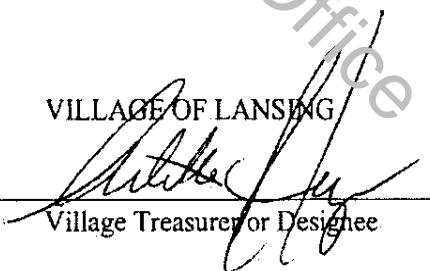
(County of Cook)

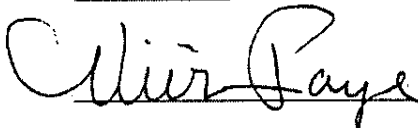
This instrument was acknowledged before
me on October 17, 2017 by

Vivian Payne.

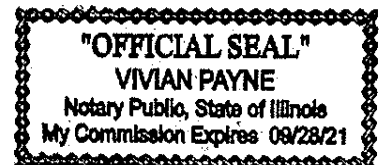
VILLAGE OF LANSING

By:


Village Treasurer or Designee



(Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.