

UNOFFICIAL COPY

Doc#: 1732501055 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/21/2017 10:54 AM Pg: 1 of 4

PREPARED BY:

Robert G. Higgins
Higgins & Brancheau LLC
200 West Adams Street
Suite 2220
Chicago, Illinois 60606

Dec ID 20171101648597
ST/CO Stamp 1-308-600-352 ST Tax \$647.00 CO Tax \$323.50

MAIL TAX BILLS TO:

Montefiori Development, LLC
200 East 5th Avenue, Suite 101
Naperville, Illinois 60563

MAIL RECORDED DEED TO:

Patti A. Bernhard
111 East Jefferson Avenue
Naperville, Illinois 60540

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of November, 2017, between RREF II-AREG Montefiori JV, LLC, a Delaware limited liability company, duly authorized to transact business in the State of Illinois, party of the first part and ANACOTT PROPERTIES, LLC, an Illinois limited liability company of 449 Evergreen Street, Bensenville, Illinois 60446, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of Ten Dollars (\$10.00) 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 Manager of RREF II-AREG Montefiori JV, LLC by these presents does REMISE, RELEASE, ALIEN & CONVEY unto the party of the second part FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

LOTS 17, 36, 37, 38 and 40 IN THE ESTATES OF MONTEFIORI SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 2016 AS DOCUMENT 1609229053, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate

Index Numbers: See Exhibit A

Address of Real Estate: See Exhibit A

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Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion of reversions, remainder or 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 and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, 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, and successors, 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 & DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to covenants, conditions and restrictions of record; easements and ordnances of record; any limitation on access to and from the land across the limited access right-of-way State Road Highway 171 adjoining the land; plats of subdivision and covenants thereon; general real estate taxes not due and payable at the time of closing; zoning and building laws and ordinances; acts done by Grantee; and all special governmental taxes or assessments confirmed and unconfirmed.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed by its Manager, the day and year first above written.

RREF II-AREG MONTEFIORI JV, LLC,
a Delaware limited liability company

By: RREF II-AREG MONTEFIORI JV MEMBER, LLC,
a Delaware limited liability company, its Manager

By: _____
Name: _____
Title: _____

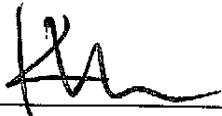
Anthony Seijas
Vice President

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony Seijas, personally known to me to be the VP of RREF II-AREG MONTEFIORI JV MEMBER, LLC, a Delaware limited liability company, the Manager of RREF II-AREG MONTEFIORI JV, LLC, a Delaware limited liability company, 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 acknowledged that as such _____ of RREF II-AREG MONTEFIORI JV MEMBER, LLC, he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of RREF II-AREG MONTEFIORI JV MEMBER, LLC, pursuant to authority for the uses and purposes therein set forth.

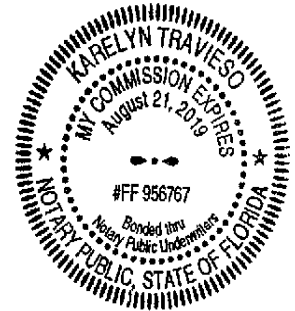
Given under hand and official seal, this 13 day of November, 2017.



Notary Public

My Commission expires: 8/21/19

[seal]



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EXHIBIT A

Common Addresses (all in Lemont, IL 60439):

Lot 17 – 11151 Tuscany Court

Lot 36 – 12890 Colina Lane

Lot 37 – 12878 Colina Lane

Lot 38 – 12866 Colina Lane

Lot 40 – 12777 Rosa Lane

PINs:

22-14-402-003-0000

22-14-402-004-0000

22-14-402-013-0000

22-23-203-003-0000

22-23-203-004-0000

22-23-203-008-0000

Affects the subject lots and other property

Property of Cook County Clerk's Office