

UNOFFICIAL COPY

WARRANTY DEED

(Individual to LLC)

17 UNW69309WHT
10030 CUB

THE GRANTOR, **PIUS NEWELL**,
a married man (**), for and in
consideration of the sum of TEN and
NO/100 DOLLARS, in hand paid,
CONVEYS and WARRANTS unto



1801034059D

Doc# 1801034059 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/10/2018 01:32 PM PG: 1 OF 4

BLACKHAWK SEMINARY LLC,
of 7120 Northland Terrace
Brooklyn Park, MN 55428

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 20 in Block 3 in Baxter's Subdivision of the ~~South East~~ ^{SOUTHWEST P.M.} 1/4 of Section 20,
Township 40 North, Range 1~~st~~ East of the Third Principal Meridian, in Cook
County, Illinois.

(**) This is not Homestead Property.

See Attached

P.M.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto
Grantee, forever.

And Grantor, for himself and his successors, does covenant, promise and agree to and
with the party of the second part and its 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 he **WILL WARRANT AND DEFEND**, said premises
against all persons lawfully claiming, or to claim the same, by, through or under it, subject only
to those matters described on Exhibit B attached hereto.

Property Commonly Known as: **3311 N. Seminary Avenue**
Chicago, IL 60657

PERMANENT INDEX NUMBERS: **14-20-416-018-0000**

In Witness Whereof, the Grantor has set his hand and seal hereto this 10 day of
January, 2018.

(Pius Newell)

SY
P#
S
BCV
INT

CHT

REAL ESTATE TRANSFER TAX	09-Jan-2018
CHICAGO:	15,056.25
CTA:	6,022.50
TOTAL:	21,078.75 *



14-20-416-018-0000 | 20180101677807 | 0-497-163-296

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	09-Jan-2018
COUNTY:	1,003.75
ILLINOIS:	2,007.50
TOTAL:	3,011.25

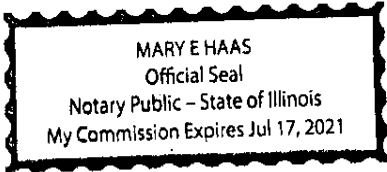


14-20-416-018-0000 | 20180101677807 | 1-167-846-432

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State of Illinois, County of Du Page - ss.

I, Mary E. Haas, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that PIUS NEWELL, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.



(Impress Seal Here)

Given under my hand and official seal, this 9th day of January, 2018.

My commission expires 07/17/21.

Mary E. Haas
(Mary E. Haas), Notary Public

his instrument was prepared by: **GLENN R. HAAS, Attorney at Law**
25 East Park Boulevard, P.O. Box 6327
Villa Park, IL 60181
Tel. # (630) 279-9311

MAIL RECORDED DOCUMENT TO:

Chad M. Poznansky, Attorney at Law
Clark Hill PLC
130 E. Randolph Street, Suite 3900
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Blackhawk Seminary LLC
7120 Northland Terrace
Brooklyn Park, MN 55428

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Schedule B

PERMITTED EXCEPTIONS

- a. General Real Estate Taxes not yet due and payable *as of the date hereof*
- ~~General real estate taxes and special assessments, water and sewer charges and all other liens and charges of every description which are a lien but are not then due and payable or delinquent.~~
- ~~Standard printed exceptions contained in the form of fee title policy then issued by the title insurance company insuring the fee title with regard to taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.~~
- b. Existing Unrecorded Leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees. *TENANCIES.*
- ~~Rights of utilities, if any, to maintain and operate lines, wires, cables, poles and distribution boxes in, over and upon said Premises.~~
- c. Covenants, Conditions, and restrictions of record, if any, provided they do not interfere with the current use and enjoyment of the Property
- d. public and utility easements, if any, provided they do not interfere with the current use and enjoyment of the Property

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COOK COUNTY
RECORDER OF DEEDS

LEGAL DESCRIPTION

Order No.: 17WNW693029WH

For APN/Parcel ID(s): 14-20-416-018-0000

LOT 20 IN BLOCK 3 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COOK COUNTY
RECORDER OF DEEDS

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