



1802518071D

Doc# 1802518071 Fee \$42.00

SPECIAL WARRANTY DEED

GRANTOR(S):

**SUMMIT DEVELOPMENT, LLC,
a limited liability company created and
existing under and by virtue of the laws
of the State of Illinois and duly authorized
to transact business in the State of Illinois**

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2018 03:42 PM PG: 1 OF 3

1801

PRESENTLY MAINTAINING OFFICE AT:
27303 N. Chevy Chase Rd.
Mundelein, IL 60060

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby REMISE, RELEASE, ALIEN AND CONVEY to:

MICHAEL GUIDRY, *single man*

not in tenancy in common, nor in joint tenancy, but as TENANTS BY THE ENTIRETY, all the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

NEW P.I.N.: 02-03-208-037-0000

**OLD UNDERLYING PINS: 02-03-208-013; 02-03-208-014; 02-03-208-015; 02-03-208-016;
02-03-208-017; 02-03-208-018; 02-03-208-019; 02-03-208-020;
02-03-208-021**

PROPERTY ADDRESS: 2363 NEWBERRY LANE, PALATINE, IL 60074

The grantor does covenant, promise, and agree to the grantee that is has does 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 against all persons lawfully claiming, or to claim the same, by through or under grantor, grantor will warrant and defend
SUBJECT TO: (a) general real estate taxes for the current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois Common Interest Community Association Act (the "Act" if applicable; (e) the Plat; (f) terms, provisions of the Townhome Documents, including Declaration of Newberry Lane Homeowner's Association, and all amendments exhibits thereto, if any; (g) applicable zoning and building laws and ordinances; (h) encroachments, affecting common areas, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; and (n) drainage ditches, tiles and laterals, if any.

KB

AP1707356

S _____
P _____
S _____
SC _____
INT _____

MAIL TO
Near North National Title
228 N. LaSalle
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		25-Jan-2018
COUNTY:		214.25
ILLINOIS:		428.50
TOTAL:		642.75

02-03-208-037-0000 | 20180101688357 | 1-922-265-632

AV

UNOFFICIAL COPY

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. TO HAVE AND TO HOLD said real estate forever.

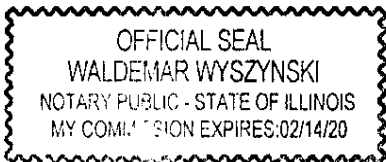
DATED this 22 day of January, 2018.

SELLER: SUMMIT DEVELOPMENT, LLC

By: [Signature]
Paul Podedworny, Its Duly Authorized Manager

STATE OF ILLINOIS, COUNTY OF COOK) SS I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Podedworny, Manager of Summit Development, LLC personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 22 day of January, 2018.



[Signature]
Notary Public

Prepared by: Wyszynski and Associates, P.C., 2500 E. Devon, Ste. 250, Des Plaines, IL 60018

Return to:

Michael Guidry
2363 Newberry Lane
Palatine IL 60074

Send Subsequent Tax Bill To:

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION:

LOT 16 IN NEWBERRY LANE SUBDIVISION BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 5, 2016 AS A DOCUMENT No. 1621834052 IN COOK COUNTY ILLINOIS.

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Property of Cook County Clerk's Office