

UNOFFICIAL COPY

Doc#: 1808255064 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/23/2018 12:22 PM Pg: 1 of 4

Dec ID 20180201609534
ST/CO Stamp 2-060-019-232 ST Tax \$95.00 CO Tax \$47.50

1/2
18047700021
After Recording Return To:
ZL Investment LLC
30 E. Division ST
11E
Chicago, IL 60610

SPECIAL WARRANTY DEED

THIS INDENTURE, made between BY ACA II, LLC, whose mailing address is PO Box 51298, Idaho Falls, Idaho 83405, hereinafter grantor, for \$95,000.00 in consideration paid, grants with covenants of special warranty to ZL INVESTMENTS LLC, hereinafter grantee, whose tax mailing address is 15751 S Park Ave, South Holland, IL 60473, the following real property:

See Attached Exhibit A

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OR RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TITLE, PIP OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY

Together with all singular and hereditaments and appurtenances hereunder belonging, or in otherwise appertaining, and the 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 and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Warranties given herein are limited to acts of the Grantor and subject to easements, covenants and restriction of record.

PERMANENT REAL ESTATE INDEX NUMBER(S): 29-15-201-012-0000

PROPERTY ADDRESS (ES): 15751 South Park Avenue, South Holland, IL 60473

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4650
Recording Department

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IN WITNESS WHEREOF, Executed by the undersigned on March 15, 2018:

BV ACA II, LLC

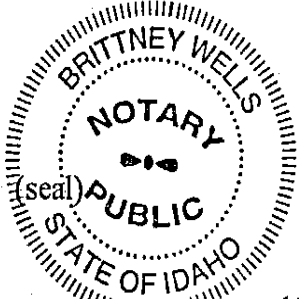
By: BV Management Services, Inc., an
Idaho corporation, the Executive Manager

By: [Signature]
Cortney Liddiard, President

STATE OF IDAHO)
)ss.
County of Bonneville)

On the 15 day of MARCH, 2018, before me the undersigned, a notary public in and for said State, personally appeared Cortney Liddiard, known or identified to me to be the President of BV Management Services, Inc., which corporation is the Executive Manager of BV ACA II, LLC, and the Executive Manager who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that such corporation as the Executive Manager executed the same in said limited liability company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
Notary Public for Idaho
Residing at: Bonneville County, ID
My Commission Expires: Aug 22, 2019

This Instrument was prepared by: BV ACA II, LLC, PO Box 51298, Idaho Falls, Idaho (208) 523-3794.

Please send subsequent Tax Bills to:

ZL Investments LLC
30 E. DUNSMIR ST
#111E
CHICAGO, IL 60610

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EXHIBIT A

**ALL OF LOT 4 AND THE NORTH 15 FEET OF LOT 5 IN ARIE BAARDWYK'S
SUBDIVISION OF THE SOUTH 313.5 FEET OF THE WEST 384 FEET OF LOT
12 IN VAN VUREN' S SUBDIVISION OF PARTS OF SECTIONS 10 AND 15,
TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.**

COMMONLY KNOWN AS: 15751 South Park Avenue, South Holland, IL 60473

Property of Cook County Clerk's Office

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, 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: **BV ACA II LLC**
Mailing Address: **439 E. Shore Dr., Ste 100, Eagle, ID 83618**
Telephone No.: **208-317-7337**
Attorney or Agent: **Russ Weglarz**
Telephone No.: **630-400-6400**
Property Address: **15751 South Park
South Holland, IL 60473**
Property Index Number (PIN): **29-15-201-012-0000**
Water Account Number: **0120092005/0120092006**
Date of Issuance: **3/14/2018**

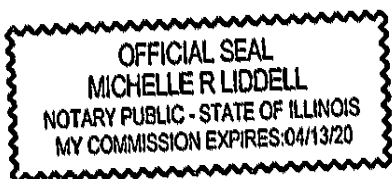
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on March 14, 2018 by

Michelle R Liddell
Michelle R Liddell
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: [Signature]
Deputy Village Clerk or Representative



[SEAL]

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