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Doc#: 1811701108 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/27/2018 11:00 AM Pg: 1 of 5

Dec ID 20180401641226
ST/CO Stamp 1-018-242-336 ST Tax \$399.50 CO Tax \$199.75

**THIS INSTRUMENT PREPARED
BY:**

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 26th day of April, 2018, between Lexington Pointe LLC, an 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 ("Grantor"), and Michael S. French Self Declaration of Trust ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALLEN AND CONVEY unto the Grantee, [~~as Individual Tenant~~] and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Pointe of Des Plaines, recorded in Cook County, Illinois as Document No.1800945050 ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, 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 AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) unrecorded public utility easements, if any;
- (viii) ~~Grantee's mortgage;~~
- (ix) plats of dedication and covenants thereon;
- (x) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company, is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): Part of 09-20-200-047-0000

Address(es) of real estate: 836 Center Street, Des Plaines, Illinois 60016

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**CHICAGO TITLE
COMPANY**

LEGAL DESCRIPTION

Order No.: 18006115SK

For APN/Parcel ID(s): 09-20-200-047-0000

LOT 4 (EXCEPT THE SOUTHWESTERLY 69.42 FEET THEREOF) IN LEXINGTON POINTE, BEING A SUBDIVISION OF PARTS OF SECTION 20, ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 2017 AS DOCUMENT NO. 1720129110, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, Michael S. French, the TRUSTEE for the TRUST NAMED: Michael S. French Self-Declaration of Trust
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on June 23, 2017, by the Michael S. French Self-Declaration of Trust
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby **ACCEPT** this transfer of the Real Property with the following information:

COMMON ADDRESS: 836 Center Street, Des Plaines, IL 60016

PROPERTY IDENTIFICATION: 09 - 20 - 200 - 017 - 0000

LEGAL DESCRIPTION: See attached Exhibit "A"

as conveyed by the attached conveyance instrument type, Special Warranty Deed, signed and dated on

the 26 day of April in the year 2018, and now being sought to be recorded

with the Cook County Recorder of Deeds.
(NAME OF COUNTY ABOVE)

Michael S. French
TRUSTEE SIGNATURE ABOVE *at the fact*

4-26-2018
DATE SIGNED

SPECIAL NOTE: PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1ST, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".