

# UNOFFICIAL COPY



THIS INSTRUMENT PREPARED  
BY AND SHOULD BE RETURNED  
TO:

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

Doc# 1812819029 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/08/2018 11:20 AM PG: 1 OF 4

ABOVE SPACE FOR RECORDER'S USE ONLY

Exempt deed or instrument  
eligible for recordation  
without payment of tax

S. Brown 5/1/18  
City of Des Plaines

## QUITCLAIM DEED (Common Area in Lexington Pointe)

This indenture, made this 1st day of April 2018, between Lexington Pointe LLC, an Illinois limited liability company ("Grantor"), and Lexington Pointe Townhome Owners Association, LLC, an Illinois limited liability company, c/o Property Specialists, Inc., 5999 New Wilke Road, Suite 108, Rolling Meadows, Illinois 60008 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND QUITCLAIM unto Grantee, and to its heirs and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and legally described in Exhibit A hereto (the "Common Area").

The Common Area is being hereby conveyed subject to: General real estate taxes for the current year not yet due and for subsequent years; easements, covenants, restrictions, agreements, conditions and building lines of record; Declaration for Lexington Pointe Townhomes, recorded with the Cook County Recorder on January 9, 2018, as Document No. 1800945050, as supplemented and amended from time to time, including all exhibits thereto ("Declaration"); applicable zoning and building laws and ordinances; and acts done or suffered by Grantee, or anyone claiming under Grantee.

The Common Area is being conveyed to Grantee pursuant to the provisions of the Declaration as Common Area thereunder.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the 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.

JA



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## EXHIBIT A

### Legal Description of Common Area

Lot 13 in Lexington Pointe, being a subdivision of parts of Sections 17 and 20, all in Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, pursuant to the plat thereof recorded in Cook County, Illinois as Document No. 1720129110.

Part of PINs:

09-20-200-011  
09-20-200-012  
09-20-200-013  
09-20-200-023  
09-20-200-037  
09-20-200-038  
09-20-200-039  
09-20-200-040  
09-20-200-043  
09-20-200-044  
09-20-200-045  
09-20-200-046  
09-20-200-047

Address: Vacant Land at Lee Street and Thacker Street, Des Plaines, IL 60016 (part of)

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 30, 2018

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
this 30th day of April, 2018

Notary Public [Handwritten Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: April 30, 2018

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
this 30 day of April, 2018

Notary Public [Handwritten Signature]

