

# UNOFFICIAL COPY

1808449-C (1061)

Return to:

Zeldman & Assoc. Ltd.

4711 Golf Rd. Ste. 1125

Skokie, IL 60076

Doc#: 1817842040 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/27/2018 10:49 AM Pg: 1 of 4

Dec ID 20180601694412

ST/CO Stamp 2-074-148-128 ST Tax \$355.00 CO Tax \$177.50

Prepared by:

Shannon S. Vukmir, Esquire

Sitko Bruno, LLC

2740 Smallman Street, Suite 300

Pittsburgh, PA 15211

## SPECIAL WARRANTY DEED

MADE the <sup>20<sup>th</sup></sup> day of June, 2018, between LAND HOLDING, LLC, a Delaware limited liability company ("Grantor") and NINOS SEJBA, an individual ("Grantee").

WITNESSETH, that the said Grantor for good and valuable consideration, in the amount of THREE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 DOLLARS (\$355,000.00) paid to Grantor by Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to said Grantee, its successors and assigns, all that certain parcel of land, with the appurtenances, which is described as follows (the "Property"):

See Exhibit "A", Legal Description attached hereto.

UNDER AND SUBJECT, WITHOUT LIMITATION, TO:

- (a) Real property taxes and assessments not yet due and payable;
- (b) Matters that would be disclosed by an accurate survey;
- (c) Easements, rights-of-way, restrictions, leases, conditions, covenants, restrictions, agreements and all other matters of public record; and
- (d) All laws, regulations and restrictions, including, without limitation, building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the Property.

IT IS ACKNOWLEDGED THAT THE PROPERTY HAS BEEN ACQUIRED BY GRANTOR THROUGH FORECLOSURE PROCEEDINGS OR BY DEED IN LIEU OF FORECLOSURE AND THAT GRANTOR HAS NEVER OCCUPIED THE PROPERTY. GRANTEE BY ACCEPTANCE OF THIS DEED SPECIFICALLY ACKNOWLEDGES THAT NEITHER GRANTOR NOR ANYONE ON BEHALF OF GRANTOR MAKES ANY WARRANTIES OR COVENANTS, INCLUDING, WITHOUT LIMITATION, THOSE OF MERCHANTABILITY,

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**HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT OF THE PROPERTY, AND IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN AN "AS IS" AND "WITH ALL FAULTS" CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED OR STATUTORY, EXCEPT THOSE ASSOCIATED WITH TITLE.**

**TO HAVE AND TO HOLD** the same to and for the use of the said Grantee, its heirs, successors and assigns forever, and Grantor, for itself, its successors and assigns, hereby covenants and agrees that it will warrant specially the Property hereby conveyed.

**THIS DEED** is made under and by virtue of a general resolution of Grantor authorizing and directing the same to be done.

**SIGNATURE PAGE TO FOLLOW**

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IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

LAND HOLDING, LLC, a Delaware limited liability company

By: Donna S. Baumgarten (SEAL)  
Donna S. Baumgarten, Vice President

COMMONWEALTH OF PENNSYLVANIA )  
  )     SS:  
COUNTY OF ALLEGHENY             )

This record was acknowledged before me on June 20, 2018, by Donna S. Baumgarten, as Vice President, who represents that she is authorized to act on behalf of LAND HOLDING, LLC, a Delaware limited liability company.

Patricia Behun  
\_\_\_\_\_  
Signature of Notarial Officer  
Stamp

Title of office notary  
My commission expires: 12-10-18

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Patricia Behun, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires Dec. 10, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

### TAX STATEMENTS

MAIL TAX STATEMENTS TO: \_\_\_\_\_  
  
\_\_\_\_\_

\_\_\_\_\_  
Agent

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## EXHIBIT "A"

### Legal Description

LOT 65 AND 66 IN HILLTOP ESTATES, NUMBER 2, BEING A SUBDIVISION OF THAT PART OF WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, LYING SOUTH OF BLUE ISLAND ROAD (EXCEPT THE SOUTH 25 FEET OF THE EAST 541.6 FEET THEREOF), AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, LYING SOUTH OF BLUE ISLAND ROAD, IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-05-403-014-0000

BEING the same property which Key Auctions, LLC, by Special Commissioner's Deed dated May 11, 2017 and recorded on June 16, 2017 with the Recorder of Deeds in and for Cook County, Illinois at Document No. 1716734023, granted and conveyed unto Land Holding, LLC, a Delaware limited liability company, the Grantor herein.



COUNTY:	177.50
ILLINOIS:	355.00
TOTAL:	532.50

28-05-403-014-0000

| 20180601694412 | 2-074-148-128