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1818349534D

Special Warranty Deed ILLINOIS

Doc# 1818349534 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/02/2018 04:00 PM PG: 1 OF 4

Above Space for Recorder's Use Only

Property of Cook County Clerk's Office

THIS AGREEMENT between **Lily Pond LLC C Series**, an Illinois Limited Liability Company, party of the first part, and **Nietos, LLC, an Illinois limited liability company**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Members of said company, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors 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 legal description rider attached as page 3 hereto)*

Together with all improvements located thereon and 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 the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments, improvements, and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider attached hereto, with the appurtenances, unto the party of the second part **Nietos, LLC, an Illinois limited liability company**, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2018 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 18-03-212-028-0000, 18-03-212-029-0000, 18-03-212-038-0000
18-03-212-039-0000, 18-03-212-040-0000

Address(es) of Real Estate: 8900 Ogden Avenue, Brookfield, IL 60513

REAL ESTATE TRANSFER TAX

02-Jul-2018



COUNTY:	250.00
ILLINOIS:	500.00
TOTAL:	750.00

18-03-212-038-0000 | 20180601615447 | 0-670-085-920

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The date of this deed is June 25, 2018.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

Lily Pond LLC C Series
an Illinois Limited Liability Company


By: Elka Nelson, Real Estate Counsel

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State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elka Nelson personally known to me to be the Real Estate Counsel of Lily Pond LLC C Series, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Real Estate Counsel, she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.



Given under my hand and official seal JUNE 25, 2018

(Impress Seal Here)
(My Commission Expires 10/13/21)


Notary Public

This instrument was prepared by: Elka Nelson Lily Pond LLC C Series 180 North LaSalle Suite 300 Chicago, Illinois 60601	Send subsequent tax bills to: Nietos, LLC 4131 Eberly Ave Brookfield, IL 60513	Recorder-mail recorded document to: William M Brennan 835 McClintock Drive, 2 nd fl Burr Ridge, IL 60527
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LEGAL DESCRIPTION

LOTS 24, 25, 26, 27 AND 28 IN BLOCK 2 IN RICKER'S ADDITION TO BROOKFIELD, BEING A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS.

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VILLAGE OF BROOKFIELD
BUILDING AND PLANING DEPARTMENT
8820 Brookfield, Brookfield Illinois 60513
(708) 485-7344 X 3 Fax (708) 485-8090
www.brookfieldil.gov

TRANSFER OF COMPLIANCE RESPONSIBILITY

Fill out completely

Date: 6/01/2018
Property Address: 8900 Ogden ave
SAB Inspection Report Date: 6/18/18
Closing Date: 6/29/18
Purchaser Name: Nietos LLC
Address: 4131 Eberly ave
Telephone: 708 387 0155 / 708 289 9813

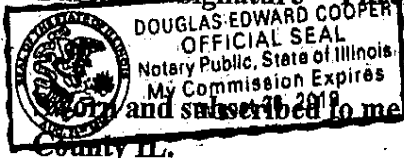
The above listed purchaser does hereby acknowledge receipt of the referenced sale inspection report and does hereby accept responsibility for the corrections of the violations listed therein within 30 days of the closing date of this notice, unless amended by the Building and Planning Department. All necessary building permits must be applied for and approved prior to the beginning of any work.

The purchaser further agrees to contact the Building and Planning Department prior to the expiration of the compliance deadline to schedule an inspection and shall allow access to the building pursuant to such inspection. A resale re-inspection must be scheduled prior to issuance of this document.

The purchaser further acknowledges that this form is not a certificate of occupancy and a resale re-inspection is needed in order to grant occupancy.

NEW BUYERS: REFER TO THE COMPLETE DETAILED INSPECTION REPORT (7 PAGES) BEFORE SIGNING THE TRANSFER OF COMPLIANCE DOCUMENT. THIS MUST BE ON SITE WHEN THE RESALE RE-INSPECTION IS DONE. NO EXCEPTIONS. CALL FOR ALL RE-INSPECTIONS WITHIN 30 DAYS AFTER CLOSING

Purchaser Signature _____ Purchaser Signature _____ Purchaser Signature _____



and subscribed to me on this 29 day of July, Notary Public, Douglas Cooper

County IL.

[Handwritten signature]