

UNOFFICIAL COPY

Special Warranty Deed CORPORATION TO INDIVIDUAL(S)

Doc#: 1820106123 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2018 11:09 AM Pg: 1 of 3

ILLINOIS

Dec ID 20180601606424
ST/CO Stamp 0-482-821-920 ST Tax \$275.00 CO Tax \$137.50

FIDELITY NATIONAL TITLE

SC18015459

Above Space for Recorder's Use Only

THIS AGREEMENT between WOOD STREET LLC, Barbara Cukierski and Henry Musielak being the sole Members, of an Illinois 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, party of the first part, and (Name and Address of Grantee-s) Velma Pieper 929 Carpenter Dr. Palatine, IL 60074 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 Barbara Cukierski and Henry Musielak being the sole Members of WOOD STREET, LLC, by these persons do REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to their 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 legal description rider attached as page 3 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 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 TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, their heirs 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, 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 incumbered 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: Covenants, conditions and restrictions of record, if any; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing

Permanent Real Estate Index Number(s): 02-15-303-056-1078

Address of Real Estate:
435 W. Wood St. #312A
Palatine, Illinois 6006760630-3104

REAL ESTATE TRANSFER TAX		18-Jul-2018
COUNTY:		137.50
ILLINOIS:		275.00
TOTAL:		412.50



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02-15-303-056-1078 | 20180601606424 | 0-482-821-920

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The date of this deed of conveyance is
06/22/2018.

IN WITNESS WHEREOF, the GRANTORS aforesaid have caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Members, Barbara Cukierski and Henry Musielak on the date stated herein.

Name of LLC: WOOD CREEK, LLC

Barbara Cukierski
By: Barbara Cukierski Member

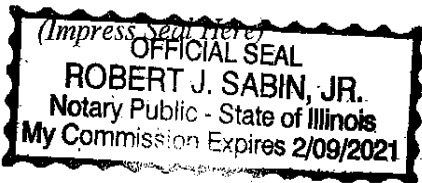
(Impress Corporate Seal Here)

Henry Musielak
By: Henry Musielak Member

State of
County of

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barbara Cukierski and Henry Musielak personally known to me to be sole Members of the WOOD STREET, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Members, they signed and delivered the said instrument and caused the Corporate Seal of said LLC to be affixed thereto, pursuant to authority given by the Members of said LLC, as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal 06/22/2018



Notary Public

Robert J. Sabin Jr.

My Commission Expires _

This instrument was prepared by
Robert J. Sabin Jr.
Atty at Law
855 E. Golf Rd. Ste. 1124
Arlington Hts., IL 60005

Send subsequent tax bills
to:
Velma Pieper
929 E. Carpenter Dr.
Palatine, IL 60067

Recorder-mail recorded document to:
Atty Mohammad Ahmad
121 S. Wilke Rd
Suite 301
Arlington Heights, IL 60005

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LEGAL DESCRIPTION RIDER

For the premises commonly known as:

435 W Wood St Unit 312A
Palatine, Illinois 60067-7817

Legal Description:

PARCEL 1: UNIT 312A IN THE PRESERVE OF PALATINE CONDOMINIUMS IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 5, 2006, AS DOCUMENT NUMBER 0615634000, AS AMENDMENT NO. 1 RECORDED NOVEMBER 9, 2006, AS DOCUMENT NUMBER 0631316011, AND RE-RECORDED DECEMBER 12, 2006, AS DOCUMENT NUMBER 0634615002, AND AS FURTHER AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-92 AND STORAGE SPACE S-93.

Property of Cook County Clerk's Office