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CH18008468
**FIDELITY NATIONAL TITLE
SPECIAL WARRANTY DEED**

Doc#: 1822119011 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/09/2018 08:57 AM Pg: 1 of 4

Dec ID 20180601609005
ST/CO Stamp 0-146-394-912 ST Tax \$750.00 CO Tax \$375.00

THIS INDENTURE, made this 15 day of June, 2018, between **MONTY TITLING TRUST 1, a Statutory Trust Formed under the Laws of the State of Delaware** (the "Grantor"), and **AS HOLDING PROPERTIES LLC, an Illinois limited liability company** (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALLEN AND CONVEY unto the Grantee, and to their 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 ATTACHED EXHIBIT A

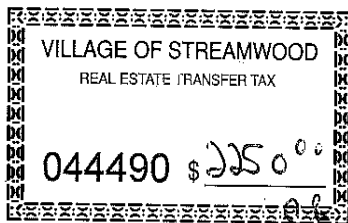
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the GRANTOR, either 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 the GRANTEE, its successors and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE, its successors and assigns, that it has not done or suffered to be done and is not aware of, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and is subject to: Permitted Exceptions listed as Exhibit "B", general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Real Estate Index Numbers 06-35-200-024-1004 and 06-35-200-024-1005

Address of Real Estate: *141 SANGRA UNITS *
*101 and 107 Sangra Court, Streamwood, IL 60107

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the day and year first above written.



MONTY TITLING TRUST 1, A STATUTORY TRUST
FORMED UNDER THE LAWS OF THE STATE OF
DELAWARE
By: Istrouma Trustee, LLC, as trustee

By: Joshua Peck
Joshua Peck, Vice President

FIDELITY NATIONAL TITLE
CH18008468

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF SAN FRANCISCO)

On June 25, 2018 before me, Evalynne Chan, Notary Public,
Date: (here insert name and title of the officer)

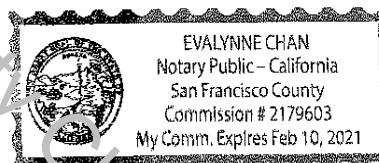
personally appeared Joshua Peck

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OR PERJURY under the laws of the State of the California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature] (Seal)



OPTIONAL

Description of Attached Document

Title or Type of Document: Special Warranty Deed Number of Pages: _____

Document Date: _____ Other: _____

This Instrument was prepared by:
James M. Crowley, Esq.
Plunkett Cooney, P.C
221 N. LaSalle Street, Suite 1550
Chicago, IL 60601

MAIL AND SEND SUBSEQUENT TAX BILLS TO:

AS Holding Properties LLC
43W092 Plank Road
Hampshire, IL 60140

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EXHIBIT A



LEGAL DESCRIPTION

UNITS 4 AND 5 IN THE STREAMWOOD CORPORATE CENTER BUILDING 4 CONDOMINIUM OF LOT 1 IN THE STREAMWOOD CORPORATE CENTER, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED DECEMBER 14, 2006 AS DOCUMENT NUMBER 0634815169, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0810816033; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Permanent Index Numbers: 06-35-200-024-1004 and 06-35-200-024-1005

Address of Real Estate: 107 and 107 Sangra Court, Streamwood IL 60107

REAL ESTATE TRANSFER TAX		08-Aug-2018
		COUNTY: 375.00
		ILLINOIS: 750.00
		TOTAL: 1,125.00
06-35-200-024-1004		20180601609005 0-146-394-912

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Taxes for the 2018 tax year and all subsequent years (second installment for the 2017 tax year to be paid through closing).

2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

3. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded April 17, 2008 as Document No. 0810816033, as amended from time to time; and (b) limitations and conditions imposed by the Condominium Property Act.

4. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons), relating in part to association, assessments and lien therefor, contained in the Declaration of Protective Covenants for Streamwood Corporate Center, recorded July 30, 2004 as Document 0421231040, which does not contain a reversionary or forfeiture clause.

5. Terms, provisions and conditions contained in Ordinance No. 2000-40, approving preliminary plans and authorizing the execution of a Planned Unit Development Agreement for the Streamwood Land LLC Development known as "Streamwood Corporate Center", a copy of said Ordinance was recorded July 30, 2004 as Document 421231038.

6. Building line shown on the Plat of Streamwood Corporate Center.

7. Building line(s) as shown on the Plat of Subdivision recorded as Document No. Southerly 50 feet, Northerly 30, and Easterly 20 feet of Lot 1.

8. Public Utility and Drainage Easement shown and set forth on the Plat of Streamwood Corporate Center and as shown on the Plat of Consolidation recorded as Document Number 0634815169 affecting the Southeasterly 17 feet and the Northwesterly 17 feet of Lot 1.

9. The Plat of Streamwood Corporate Center aforesaid, include a certification by the surveyor that the land is located within Zone "C" (area of minimal flooding), as identified by the Federal Emergency Management Agency.

10. Easement in favor of Comed and Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded July 24, 1975 as Document No. 23162070.

(Affects Underlying Land)

11. Rights of the public, the State of Illinois and the Municipality in and to that part of the land falling in Lake Street.

(Affects Underlying Land)

12. A Permanent Non-Exclusive Utility Easement made by and between American National Bank and Trust Company of Chicago, known as Trust Number 76130 and Lakewood Streams Limited Partnership, an Illinois limited partnership, and their respective successors and assigns, for the purpose of installing, reconstructing, repairing, removing, replacing, inspecting, maintaining and operating underground sewer mains and the provisions relating thereto contained in the Grant recorded March 12, 1996 as Document No. 96188122.

(Affects Underlying Land)