



\*1822504001D\*

Doc# 1822504001 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/13/2018 09:11 AM PG: 1 OF 2

**SPECIAL WARRANTY DEED**

THE GRANTOR, **TE ELMWOOD, LLC.** an Illinois Limited Liability Company with offices located at 24W080 75<sup>th</sup> St., Naperville IL 60565, for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND WARRANT to GRANTEE **ENB Properties, LLC.**, an Illinois Limited Liability Company, with offices at 22804 S Pfeiffer Road, Frankfort, Illinois 60423, the following described real estate situated in the Cook County, State of Illinois, to wit:

That part of Lot 95 in The Hill-Top Land Company's Subdivision of the North Half of the Southwest Quarter and the West 25 acres of the North Half of the Southeast Quarter of Section 19, Township 35 North, Range 14 East of the Third Principal Meridian, lying South of a line drawn from the midpoint of the West line of Lot 82 in said subdivision to the midpoint of the West line of said Lot 95 and the Easterly extension of said line to the Westerly line of Donovan Drive, in Cook County, Illinois.

PIN: 32-19-404-016-0000 (Vol. 014)

Street Address: 1430 Donovan Drive, Chicago Heights, IL 60411

SUBJECT TO: covenants, conditions and restrictions of record; building lines, private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes and assessments; if any; unconfirmed special tax or assessment, if any; and General real estate taxes for the year 2018 and subsequent years.

GRANTOR does hereby covenant with the GRANTEE that it is lawfully seized in fee simple of the aforescribed real estate; that it has right to sell and convey the same and that it will forever defend against lawful claims of all persons and entities claiming against the aforescribed real estate arising by, through or under the acts of Grantor but no further or otherwise.

DATED this 30th day of July, 2018.

TE ELMWOOD LLC.

MUSTAFA A. SHERWANI, MANAGER

FIRST AMERICAN TITLE

FILE # 297462

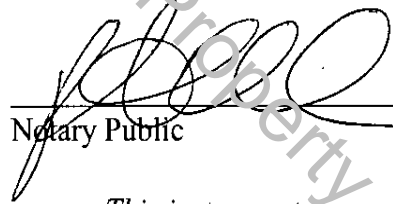
S/V  
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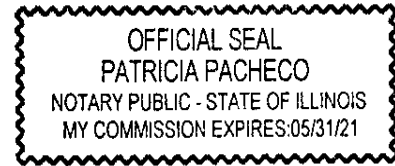
REAL ESTATE TRANSFER TAX		07-Aug-2018
COUNTY:		267.50
ILLINOIS:		535.00
TOTAL:		802.50
32-19-404-016-0000		20180701640788   1-438-076-704

# UNOFFICIAL COPY

In State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that MUSTAFA A. SHERWANI, being personally known to me to be the same person who has subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that pursuant to the authority vested in him by the Company resolutions and the Illinois Limited Liability Company Act, as amended, he signed, sealed and delivered the said instrument as free and voluntary act of TE ELMWOOD LLC. for the uses and purposes herein set forth, not individually or personally but solely as Manager of TE ELMWOOD, LLC.

Given under my hand and official seal, this 30 day of July, 2018

  
\_\_\_\_\_  
Notary Public



*This instrument prepared by:*  
*Dean Lakhani, Attorney 4930 Main Street, Downers grove, Illinois 60515*

Mail recorded instrument to:

CLAYTON VAN ORNSTRANDS LLP  
10277 W. LINCOLN HWY  
FRANKFURT IL 60423

Mail tax bill to:

ENB PROPERTIES LLC  
22804 S PFIFFER ROAD  
FRANKFURT IL 60423

CITY OF CHICAGO  
MGTS. TRANSFER TAX

**2140 DOLS 00 CTS**