

UNOFFICIAL COPY

1/ 2016-03155-PT
SPECIAL WARRANTY DEED

(Corporation to Corporation)

This Indenture made this

1st _____ day of

November _____,

20 18 _____.

KBO Properties LLC VII

party of the first part, and

Kilpatrick Corporation

party of the second part.

Grantee's Address:

WITNESSETH, that the said party of the first part, for an in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receive whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A," attached hereto and made a part hereof.

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Permanent Real Estate Index No.: 15-05-225-036-0000

Property Address: 1700 Mannheim Road, Stone Park, IL 60165

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise Appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successor, does covenant, promise and agree, to and with said 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 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 FOREVER DEFEND.

The 1st _____ day of November _____, 2018 _____.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Sa warnjit S. Dhillon, Managing member, the day and year first above written.



Doc# 1830649231 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2018 02:43 PM PG: 1 OF 3

PREMIER TITLE

Property of Cook County Clerk's Office

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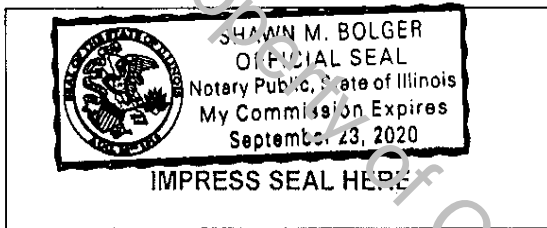
KBO Properties LLC VII

BY:

[Signature]
MANAGING MEMBER

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that SANJAY S. DHILLON, personally appeared before me and acknowledged himself/herself as the MANAGING MEMBER of KBO Properties LLC VII and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of October, 2018.



My Commission expires on _____

[Signature]
Notary Public

This Instrument Was Prepared By:

PO Box 1208
Franklin Park, IL 60131

Franklin Park, IL 60131
8 Mannheim Road, Stone Park, IL
60158

LAW & ASSOCIATES LLC
2 M.D. AMERICA PLAZA
SUITE 800
OAKBROOK TERRACE, IL
60181

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV.-2.18
REVENUE STAMP

8000004255
REAL ESTATE TRANSFER TAX
0020000
FP 103052

Mail to:
PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

VILLAGE OF STONE PARK
COOK COUNTY, IL
\$1,600.00- 1700 N MANNHEIM RD
REAL ESTATE TRANSFER TAX
ORDINANCE No. 87-4

STATE TAX
STATE OF ILLINOIS
NOV.-2.18
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003979
REAL ESTATE TRANSFER TAX
0040000
FP 103049

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EXHIBIT "A"

LOTS 9 AND 10 AND THE SOUTH 33.5 FEET OF LOT 11 IN BLOCK 15 IN TOWN MANOR, A SUBDIVISION OF THE NORTH 100 ACRES OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office