

186NW53004SSK

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1863

After Recording Return to:

Gardi + Haught
939 N Plum Grove Rd Ste C
Schaumburg, IL 60193

Ma

186NW53004SSK

Doc#: 1830918016 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2018 10:07 AM Pg: 1 of 4

Dec ID 20181001616828
ST/CO Stamp 1-749-114-016 ST Tax \$575.00 CO Tax \$287.50

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THAT, 156 OLIVER COURT LLC, a dissolved Illinois limited liability company, having an address of 515 Wentworth, Fayetteville, GA 30215, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by SORYANA CAPITAL LLC – SERIES 19 (“Grantee”), whose address is 173 Bright Ridge Drive, Schaumburg, IL 60194, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, and pursuant to a plan of dissolution, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, that certain tract of real property situated in Cook County, Illinois, and described in Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the “Property”).

This conveyance, however, is made and accepted subject to all matters shown on Exhibit B attached hereto and by this reference made a part hereof (the “Permitted Exceptions”).

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee’s successors and assigns forever; Grantor does hereby bind Grantor and Grantor’s heirs, executors, administrators, legal representatives, successors, and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee’s successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by through or under Grantor, but not otherwise, subject however, to the Permitted Exceptions.

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DATED this 25th day of October, 2018

156 OLIVER COURT LLC

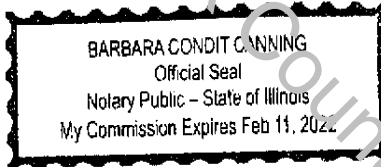
By: *Jacqueline Jimenez*
JACQUELINE N. JIMENEZ, MANAGER

State of Ill, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that before me on this 15th day of October, 2018, appeared JACQUELINE N. JIMENEZ, manager of 156 OLIVER COURT LLC, and known to me to be the same person who signed and acknowledged that he/she signed the foregoing instrument as such manager of said limited liability company for and on behalf of the limited liability company, and that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of the limited liability company, for the uses and purposes set forth in the instrument.

Given under my hand and official seal this 25th day of October, 2018.

Commission expires 02/11/2022

Barbara Condit Canning
NOTARY PUBLIC



NAME AND ADDRESS OF PREPARER:

Barbara Condit Canning, Esq.
Canning & Canning LLC, 1000 Skokie Blvd., Ste 355, Wilmette, IL 60091

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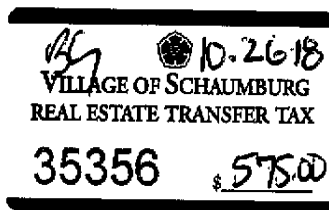
Exhibit A to Special Warranty Deed Legal Description



PARCEL 1: THAT PART OF LOT 18254 (EXCEPT THAT PART OF SAID LOT 18254 LYING SOUTH OF A LINE DRAWN AT 90 DEGREES TO THE EAST LINE OF SAID LOT AT A POINT ON SAID EAST LINE 195.43 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT), IN SECTION 03, WEATHERSFIELD UNIT 18, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF SAID LOT 18254 AT A POINT 736.63 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 18254; (FOR THE PURPOSE OF DESCRIBING THIS PARCEL, THE WEST LINE OF SAID LOT 18254 IS TAKEN AS "NORTH AND SOUTH"); THENCE WEST 272.97 FEET TO THE POINT OF BEGINNING OF PARCEL HEREON DESCRIBED; THENCE CONTINUING WEST 51.87 FEET; THENCE NORTH 46.00 FEET; THENCE EAST 1.83 FEET; THENCE SOUTH 3.00 FEET; THENCE EAST 50.04 FEET; THENCE SOUTH 43.00 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24384493, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24384493, IN COOK COUNTY, ILLINOIS.

PIN: 07-27-302-022-0000

ADDRESS: 156 Oliver Court, Schaumburg, IL 60193



REAL ESTATE TRANSFER TAX		02-Nov-2018
		COUNTY: 287.50
		ILLINOIS: 575.00
		TOTAL: 862.50
07-27-302-022-0000	20181001616828	1-749-114-016

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Exhibit B to Special Warranty Deed

1. Real estate taxes not yet due and payable.
2. Matters caused by grantee or grantee's agents, or anyone claiming under grantee or grantee agents.
3. Existing leases and tenancies

Property of Cook County Clerk's Office