

# UNOFFICIAL COPY

Doc#: 1903641073 Fee: \$58.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/05/2019 11:03 AM Pg: 1 of 6

Dec ID 20190101673839  
ST/CO Stamp 1-656-590-752 ST Tax \$370.50 CO Tax \$185.25

THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431

04/11/07



180191 TO SK  
1/2 KJCRM

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 24th day of January, 2019, between Lexington Pointe LLC, an 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 ("Grantor"), and Jeffrey Singer ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, [ as Individual Tenant ] and to Grantee's 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 Exhibit A attached 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 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Pointe of Des Plaines, recorded in Cook County, Illinois as Document No.1800945050 ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

DES PLAINES Real Estate Transfer Tax  
ILLINOIS No. 63655  
\$2.00 per \$1,000.00

812 Lexington Circle West  
CITY OF DES PLAINES

# UNOFFICIAL COPY

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

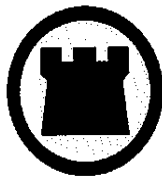
- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) unrecorded public utility easements, if any;
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- (x) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company, is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): \_\_\_\_\_

Address(es) of real estate: 812 Lexington Circle West, Des Plaines, Illinois 60016



# UNOFFICIAL COPY



**CHICAGO TITLE  
COMPANY**

## LEGAL DESCRIPTION

**Order No.:** 18019170SK

**For APN/Parcel ID(s):** 09-20-200-011-0000, 09-20-200-012-0000, 09-20-200-013-0000,  
09-20-200-023-0000, 09-20-200-037-0000, 09-20-200-038-0000,  
09-20-300-039-0000, 09-20-200-040-0000, 09-20-200-043-0000,  
09-20-200-044-0000, 09-20-200-045-0000, 09-20-200-046-0000 and  
09-20-200-047-0000

---

**PARCEL 1:**

THE SOUTHWESTERLY 48.24 FEET OF LOT 11 (EXCEPT THE SOUTHWESTERLY 26.93 FEET THEREOF) IN LEXINGTON POINTE, BEING A SUBDIVISION OF PARTS OF SECTION 20, ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 2017, AS DOCUMENT NO. 1720129110 IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY FINAL PLAT OF LEXINGTON POINTE RECORDED JULY 20, 2017 AS DOCUMENT NO. 1720129110, FOR THE PURPOSE OF INGRESS AND EGRESS, OVER THE FOLLOWING DESCRIBED LAND:  
LOT 13 IN LEXINGTON POINTE, BEING A SUBDIVISION OF PARTS OF SECTION 20, ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 2017 AS DOCUMENT NO. 1720129110, IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY****PLAT ACT AFFIDAVIT**STATE OF IL

Escrow No.: 18019170SK

COUNTY OF Cook

Lexington Pointe LLC, an Illinois limited liability company, being duly sworn on oath, states that \_\_\_\_\_ resides at 1731 N. Marcey Street, Suite 200, Chicago, IL 60614. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

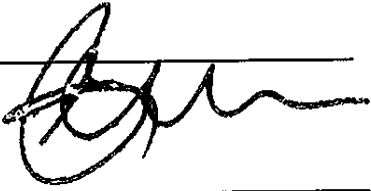
Affiant further states that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

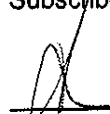
Lexington Pointe LLC, an Illinois limited liability company

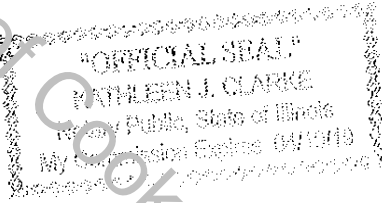
BY: \_\_\_\_\_  


STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Subscribed and sworn to before me this 24 of January 19.

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



Property of Cook County Clerk's Office