### **UNOFFICIAL COPY**

Doc#. 1903934026 Fee: \$54.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 02/08/2019 10:18 AM Pg: 1 of 4

Dec ID 20190201691733

ST/CO Stamp 1-198-475-680 ST Tax \$275.00 CO Tax \$137.50

THIS INSTRUMENT PREPARED BY:

Scott E. Jensen Murray, Jensen & Wilson Ltd. 101 N Wacker Dr., Ste. 609 Chicago, IL 60606

This space reserved for Recorder's use only.

#### SEECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, MB777, LLC, an Illinois limited liability company ("Grantor"), does hereby convey to Jason Raflores of 2325 Oxhill Ct., Schaumburg, IL 60194, the following described real property (the "Property") situated in Cook County, Illinois and all of Grantor's interest in any rights and privileges solely appured and thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

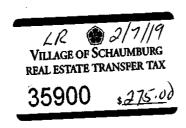
SUBJECT TO: the permitted exceptions set forth on <u>Expibit 3</u> attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

#### [SIGNATURE PAGE FOLLOWS]

After Recording Send to: Kim McAllister-McKinney, Esq. 10024 Skokie Blvd., Ste. 231 Skokie, IL 60077

Send tax bills to: Jason Raflores 116 Barrett Ln. Schaumburg, IL 60193



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## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 15th day of February, 2019.

**GRANTOR:** 

MB777, LLC, an Illinois limited liability company

Name: Linda Weber

Title: Manager

STATE OF ILLINOIS

) SS

**COUNTY OF COOK** 

I, Jenniter Burker of the Record , a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda Weber, a Manager of MB777, LLC, personally known to me to be the same person whose pame is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act in her capacity as Manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this day of Fe

day of February, 2019.

My Commission Expires 5/23/2 35F

"OFFICIAL SEAL"

JENNIFER BURROWS

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 05/23/2022

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### **UNOFFICIAL COPY**

#### Exhibit A Legal Description

PROPERTY ADDRESS: 116 Barrett Ln., Schaumburg, IL 60193

PIN: 07-27-210-009-0000

**LEGAL DESCRIPTION:** 

LOT 2031 IN LANCER SUBDIVISION UNIT 20, BEING A SUBDIVISION IN THE NORTH SAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED. IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FILY 2, 1976 AS DOCUMENT NUMBER 2879288.

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# **UNOFFICIAL COPY**

#### Exhibit B **Permitted Exceptions**

- 1. TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS NOT YET DUE OR
- 2. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

Property of Cook County Clerk's Office