

THIS INSTRUMENT WAS PREPARED BY:

Carin R. Wolkenberg, Esq. KOVITZ SHIFRIN NESBIT 175 N. Archer Ave. Mundelein, Illinois 60060 Doc# 1905049155 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 EDWARD M. MOODY COOK COUNTY RECORDER OF DEEDS DATE: 02/19/2019 10:42 AM PG: 1 OF 5

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of this \_\_\_\_\_\_ day of January, 2019 by Rebecca Williams, n/k/a Rebecca Novkinic, a married person ("Grantor"), having an address of 129 Clinton Ave. 2V, Oak Park, II. 60302 CFRE – BOURGMONT, LLC - Series Pleasant Court, an Illinois series limited liability company ("Grantee"), having an address of 1 South Wacker Drive, Suite 3200 Chicago, IL 60606.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents coes REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVFR, all the land, situated in the Village of Oak Park, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address:

129 Clinton Ave. 2V

Oak Park, Illinois 60302

Parcel Identification Number (PIN):

16-07-303-016-1071

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 the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2018 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise. This Special Warranty Deed may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This is a homestead property.

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## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed the day and year first above written.

**Grantor:** 

Rebecca Williams, n/k/a Rebecca Novkinic

Real Estate Transfer Tax

Oak Park

Oak Park

 REAL ESTATE TRANSFEX (A.X.)
 11-Feb-2019

 COUNTY:
 90.75

"LINOIS: 181.50 TOTAL: 272.25

16-07-303-016-1071 2019025.16

20190251653341 | 0-779-078-048

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### **UNOFFICIAL COPY**

STATE OF	ILLINOIS	_)
COUNTY OF	COOK	

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Rebecca Williams, n/k/a Rebecca Novkinic, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this

15th day of Jan, 2019

NOTARY PUBLIC

My commission expires:

Of Coot County Clerk's Office

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# UNOFFICIAL COPY

Dated this 15 <sup>th</sup> day of <u>Ja</u>	2N, 2019
Spouse – Munib Novkinic is signing solely to waive homestead rights and is not a grantor	
161 10 W S	
COUNTY OF COUNTY OF	
I, the undersigned, a notary public in a hereby certify that <b>Munib Novkinic</b> personally known is subscribed to in the foregoing instrument, appearacknowledged that they signed and ochwored the said for the uses and purposes therein set forth	ared before me this day in person and
201. Given under my hand and notarial seai this 1	5th day of Jan
NOTARY PUBLIC My commission expires: 1-27-20	ELIZABET: SONGVILAY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION E) PIRE 307-27-2020

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## **UNOFFICIAL COPY**

#### EXHIBIT A

### LEGAL DESCRIPTION

UNIT 129-2V IN THE PLEASANT COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 21 IN THE RESUBDIVISION OF LOTS 1 - 11, INCLUSIVE, IN GEORGE SCOVILLE'S SUBDIVISION OF 49 ACRES OF THE WEST 129 ACRES IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 29, 2003 AS DOCUMENT NO 0311922107, AS AMENDED FROM TIME TO TIME, TOGETHER WITH 92
RCEN.
MYOIS.

"ILLS"
"Te ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILI INOIS.

MAIL AFTER RECORDING TO: Couri & Couri Law 552 Lincoln Ave Winnetka, IL 60093

Attn: Phil Couri

MAIL TAX BILLS TO: C/O CF Real Estate, LLC 1 South Wacker Drive **Suite 3200** Chicago, IL 60606