

# UNOFFICIAL COPY

H80267  
SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:



MAIL TAX BILL TO:  
Louis Duran  
1446 Willow Avenue  
Des Plaines, IL 60016

\*1907445073I\*

Doc# 1907445073 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2019 01:46 PM PG: 1 OF 3

GRANTOR, **Amazing Homes Developers, LLC**, an Illinois 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, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to Louis Duran, a Single man of CHICAGO, IL to have and to hold the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:  
**SEE ATTACHED LEGAL DESCRIPTION**

Permanent Real Estate Index Number: **09-17-205-113-0000**  
Address of Real Estate: **1446 Willow Avenue, Des Plaines, IL 60016**

and the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 DEFEND, subject to the following:

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) ~~Special assessments confirmed after the Contract date~~; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

DF

REAL ESTATE TRANSFER TAX		15-Mar-2019
COUNTY:	77.50	
ILLINOIS:	155.00	
TOTAL:	232.50	
09-17-205-113-0000		20190301616362   2-039-451-040

DES PLAINES ILLINOIS  
Real Estate Transfer Tax No. 63775  
3/12/19 \$2.00 per \$1,000.00  
1446 WILLOW AVE  
CITY OF DES PLAINES

③

JH.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 12<sup>th</sup> day of March, 2019.

  
Dmitry Feldman, Manager of Amazing  
HomesDevelopers, LLC

STATE OF IL )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Dmitry Feldman, Manager of Amazing Homes, Developers, LLC**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of March, 2019.

Commission expires 12/30/22

  
Notary Public

**PREPARED BY:**  
James P. Antonopoulos  
Attorney at Law  
5045 N. Harlem Ave.  
Chicago, IL 60656

OFFICIAL SEAL  
KIRILL SMOLOV  
Notary Public - State of Illinois  
My Commission Expires 12/30/2022

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## Exhibit A

THE SOUTHWESTERLY 46.33 FEET OF THE SOUTHEASTERLY 59.50 FEET OF THE NORTHWESTERLY 178.50 FEET AND THE SOUTHEASTERLY 27 FEET OF THE NORTHWESTERLY 146 FEET (EXCEPT THE SOUTHWESTERLY 103.66 FEET THEREOF) ALL BEING OF LOTS 45 TO 61 BOTH INCLUSIVE TAKEN AS A TRACT IN BLOCK 8 IN DES PLAINES CENTER, BEING A SUBDIVISION IN SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 09-17-205-113-0000

C/K/A 1446 WILLOW AVENUE, DES PLAINES, ILLINOIS, 60016

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

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