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This Document Prepared By:

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And After Recording Return To:

Adam Lysinski, Esq.
4418 North Milwaukee Ave.
Chicago, Illinois 60630

Doc# 1910722158 Fee \$42.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/17/2019 02:13 PM PG: 1 OF 3

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

The Grantor, **DEARBORN STREET HOLDINGS, LLC – SERIES 1**, an Illinois series limited liability company, for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration, in hand paid, **GRANTS, BARGAINS, SELLS AND CONVEYS** to **ANNA POZNIAK**, a natural person ("Grantee"), having an address at 198 N. Elmhurst Road, Prospect Heights, Illinois 60070, all interest in the following described real estate situated in the County of Cook, in the State of Illinois (the "Property"), to wit:

Lot 10 in Block 5 in Arthur T. McIntosh and Co's Northwest Acres Unit 2, being a Subdivision of part of the South 1/2 of the Northwest 1/4 of Section 22, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index No.: 02-22-114-011-0000

Address: 572 West Helen Ave., Palatine, Illinois 60067

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto 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 Property, with the hereditaments and appurtenances, unto the said Grantee.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit A attached hereto and made a part hereof (the "Permitted Exceptions"), and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

REAL ESTATE TRANSFER TAX

16-Apr-2019



COUNTY:	127.50
ILLINOIS:	255.00
TOTAL:	382.50

02-22-114-011-0000

| 20190401645326 | 0-778-472-352

Box 400

Rg

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THIS IS NOT HOMESTEAD PROPERTY.

Dated as of the 15th day of April, 2019.

DEARBORN STREET HOLDINGS, LLC – SERIES 1, an
Illinois series limited liability company

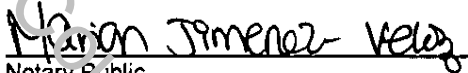
By: 

Gary S. Kautzer, Vice President

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Gary S. Kautzer, a Vice President of DEARBORN STREET HOLDINGS, LLC – SERIES 1, an Illinois series limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that as such Vice President, he signed and delivered the said instrument pursuant to proper authority, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12 day of April, 2019.



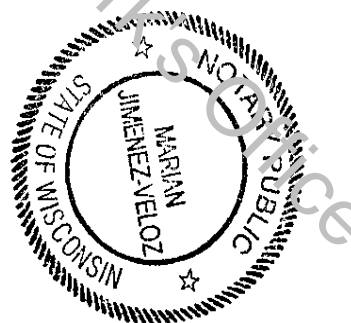
Notary Public

My commission expires: 10/5/2019

[seal]

Mail subsequent tax bills to:

Ms. Anna Pozniak
198 N. Elmhurst Road
Prospect Heights, Illinois 60070



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EXHIBIT A

PERMITTED EXCEPTIONS

1. Property taxes and special assessments which are not yet due and payable as of the date hereof.
2. Acts done or suffered to be done by Grantee or her affiliates or anyone claiming by, through or under Grantee or her affiliates.
3. Recorded easements for the distribution of utility and municipal services.
4. Municipal and zoning ordinances and agreements entered under them, agreements with any municipality regarding the development of the Property, building and use restrictions and covenants, and State and/or Federal statutes and regulations.
5. All matters disclosed by a certain ALTA/NSPS Land Title Survey dated July 14, 2017 prepared by V3 Companies of Illinois, Ltd. as Project No. 10029.74.
6. Rights or claims of parties in possession not shown by public records.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete ALTA/NSPS Land Title Survey of the Property.
8. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
9. Taxes or special assessments which are not shown as existing liens by the public records.
10. Easements, or claims of easements, not shown by public records.
11. The Property lies within the boundaries of Village of Palatine Special Service Area Number 4 as disclosed by ordinance recorded February 1, 2000 as document 00080938, and is subject to additional taxes under the terms of said Ordinance and subsequent related ordinances.
12. Covenants and restrictions contained in Plat of said Subdivision recorded as document 15001095 relating to location and construction of water wells and waste disposal systems.
13. 10 Foot easement for public utilities on the North Line of the Property.
14. Terms and provisions of Village of Palatine Ordinance No. O-194-94 authorizing the execution of an annexation agreement 572 W. Hellen Road recorded December 14, 1994 as document number 04045228, and the annexation agreement attached thereto.
15. Terms and provisions of Village of Palatine Ordinance No. O-195-94 annexing the Property and other property to the Village of Palatine recorded December 14, 1994 as document number 04045229.