

UNOFFICIAL COPY

Doc#: 1910849099 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/18/2019 09:05 AM Pg: 1 of 4

Dec ID 20190301635166
ST/CO Stamp 1-316-371-872 ST Tax \$585.00 CO Tax \$292.50

SPECIAL WARRANTY DEED ILLINOIS

IDENTITY NATIONAL TITLE 0017009075A

THE GRANTOR, Mindgifts, LLC, an Illinois limited liability company, created and existing under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, whose address is 7922 W. Golf Drive, Palos Heights, Illinois 60463, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the members of said company, GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS to the GRANTEE, 13200 South 76th, LLC, an Illinois series limited liability company, whose address is 10326 S. Knox Avenue, Oak Lawn, Illinois 60453, all right, title, interest, and claim to the following described real estate situated in the County of Cook, State of Illinois, described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Address of Real Estate: 13200 S. 76th Avenue, Palos Heights, IL ⁶⁰⁴⁶³~~60462~~
Permanent Index No.: See Exhibit A attached

Subject to: General real estate taxes for 2018 and subsequent years; covenants, conditions, restrictions and easements of record.

TO HAVE AND TO HOLD the said premises, with said appurtenances, unto said Grantee.

The Grantor, for itself, and for its successors, does covenant, promise and agree, to and with Grantee and its successors and assigns, that Grantor has not done or suffered to be done anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, and Grantor covenants and agrees to warrant and defend, subject to the matters set forth in Exhibit B attached hereto and made a part hereof, said premises against all persons lawfully claiming an interest by, through or under Grantor (but through no others) in said premises, and Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29th day of March, 2019.

Mindgifts, LLC,
an Illinois limited liability company

By: Maureen E. Girkins
Maureen E. Girkins
Its: Manager

REAL ESTATE TRANSFER TAX

29-Mar-2019



COUNTY:	292.50
ILLINOIS:	585.00
TOTAL:	877.50

23-36-303-076-0000

| 20190301635166 | 1-316-371-872

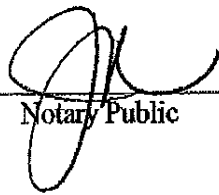
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Maureen E. Girkins, personally known to me to be the Manager of Mindgifts, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager she signed, sealed and delivered the said instrument, pursuant to authority given by the Members of the said limited liability company, as her free and voluntary act, 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 official seal, this 29th day of March, 2019.





Notary Public

Property of Cook County Clerk's Office

Prepared By: David B. Sosin Sosin, Arnold & Schoenbeck, Ltd. 9501 W. 144th Place, Suite 205 Orland Park, IL 60462	After Recording, Mail To: Karen Kavanagh Mack Burke, Warren, MacKay & Serritella, P.C. 330 N. Wabash, Suite 2100 Chicago, IL 60611	Name & Address of Taxpayer: 13200 S. 76th, LLC 10326 S. Knox Avenue Oak Lawn, IL 60453
--	---	--

UNOFFICIAL COPY

EXHIBIT A

Parcel 1:

Golf Outlot in Burnside's Oak Hills Country Club Village Subdivision Unit 1, being a subdivision of part of the North 985.00 feet of the southwest 1/4 of Section 36, township 37 north, range 12, east of the third principal Meridian, (except that part of Said Golf Outlot conveyed to the Oak Hills Country Club Village Community Association by document number 27387078), in Cook County, Illinois.

Parcel 2:

Golf Outlot in Burnside's Oak Hills Country Club Village Subdivision Unit 1-a, being a subdivision of part of the North 525.00 feet of the west 1493.80 feet of the southwest 1/4 of Section 36, township 37 north, range 12, east of the third principal Meridian (except that part of Said Golf Outlot conveyed to Oak Hills Country Club Village Community Association by Document Number 27387078), in Cook County, Illinois.

Parcel 3:

Golf Outlot in Burnside's Oak Hills Country Club village subdivision unit 2, being a subdivision of part of the Southwest 1/4 of Section 36, township 37 north, range 12, east of the Third Principal Meridian, (except that part of Said Golf Outlot as heretofore included and resubdivided in Burnside's Oak Hills Country Club village subdivision unit 3 and in Burnside's Clubhouse Resubdivision) and (except that part thereof conveyed to new toby's, Inc. by deed recorded August 13, 1993 as document 93640936, bounded and described, as follows: Beginning at the most northwesterly corner of Lot 1 in Burnside clubhouse Resubdivision aforedescribed and running thence north 30 degrees, 00 minutes, 00 seconds West on the northwesterly prolongation of a westerly line of said Lot 1 a distance of 13.81 feet; thence north 29 degrees, 02 minutes, 20 seconds east 40.53 feet; thence south 64 degrees, 28 minutes, 15 seconds east 24.68 feet; thence South 30 degrees, 00 minutes, 00 seconds east 20.52 feet to a northwesterly line of Said Lot 1; thence South 60 degrees, 00 minutes, 00 seconds West on said northwesterly line 54.84 feet to the point of beginning), in Cook County, Illinois.

Parcel 4:

Golf Outlot in Burnside's Oak Hills Country Club village subdivision unit 3, being a subdivision in the southwest 1/4 of Section 36, township 37 north, range 12, east of the Third Principal Meridian; (except that part of Said Golf Outlot as heretofore included and resubdivided in Burnside's Clubhouse Resubdivision), in Cook County, Illinois.

Parcel 5:

Golf Outlot in Burnside's Oak Hills Country Club Village Subdivision Unit 4, being a subdivision of part of the southwest 1/4 of Section 36, township 37 north, range 12, east of the Third Principal Meridian; (except that part of Said Golf Outlot falling within Arquilla's resubdivision as per plat thereof recorded June 20, 1995 as document number 95396344), in Cook County, Illinois.

Parcel 6:

Golf Outlots "A", "B", and "C" (excepting therefrom the east 28.33 feet of the south 32.5 feet of Golf Outlot "C" conveyed to Oak Hills Country Club Village Community Association by deed recorded November 17, 1990, as document 90563656) in Burnside's Oak Hills Country Club village subdivision unit 8, being a subdivision in the southwest 1/4 of Section 36, township 37 north, range 12, east of the third principal Meridian, in Cook County, Illinois.

Parcel 7:

That part of Lot 1 in the hereinafter described subdivision, bounded and described as follows: beginning at the Northeast Corner Thereof and running thence South 0 degrees, 04 minutes, 20 seconds West on the East Line of said Lot 1 a distance of 90.0 feet; thence South 90 degrees, 00 minutes, 00 seconds west 3.00 feet; thence South 0 degrees, 00 minutes, 00 seconds west 6.00 feet; thence South 33 degrees, 08 minutes, 29 seconds west 9.01 feet, thence south 77 degrees, 54 minutes, 43 seconds West 9.00 feet; thence South 66 degrees, 36 minutes, 43 seconds west 15.02 feet; thence south 51 degrees, 04 minutes, 40 seconds West 19.99 feet; thence South 39 degrees, 16 minutes, 52 seconds West 19.72 feet; thence north 50 degrees, 43 minutes, 10 seconds west 77.72 feet to an angle point on the West Line of Said Lot 1; Thence North 0 degrees, 00 minutes, 00 seconds east on said West Line 90.00 feet; thence North 90 degrees, 00 minutes, 00 seconds east on the North Line of said Lot 1 a distance of 118.81 feet to the point of beginning in Burnside's Clubhouse Resubdivision, being a resubdivision of part of Outlot "A" and part of Golf Outlot in Burnside's Oak Hills Country Club Village Subdivision Unit 3, being a subdivision in the southwest 1/4 of Section 36, township 37 north, range 12, east of the third principal Meridian, together with part of Golf Outlot in Burnside's Oak Hills Country Club village subdivision unit 2, a subdivision of part of the southwest 1/4 of said Section 36, in Cook County, Illinois.

Parcel 8:

Easement for Ingress and Egress, use of parking area, and construction and maintenance of utility lines on and over the following described property as created by instrument recorded January 31, 1995 as document number 95070396: Lot 1 (except that part of Said Lot 1 bounded and described as follows: Beginning at the Northeast Corner Thereof and running thence South 0 degrees 04 minutes 20 seconds West on the East Line of said Lot 1 a distance of 90.00 feet; thence South 90 degrees 00 minutes 00 seconds west 3.00 feet; thence South 0 degrees 00 minutes 00 seconds west 6.00 feet thence south

UNOFFICIAL COPY

33 degrees 08 minutes 29 seconds west 9.01 feet; thence south 77 degrees 54 minutes 43 seconds west 9.00 feet thence south 66 degrees 36 minutes 43 seconds west 15.02 feet thence south 51 degrees 04 minutes 40 seconds west 19.99 feet; thence south 39 degrees 16 minutes 52 seconds west 19.72 feet; thence north 50 degrees 43 minutes 10 seconds west 77.72 feet to an angle point on the West Line of Lot 1; thence North 0 degrees 00 minutes 00 seconds east on said West Line 90.00 feet; thence north 90 degrees 00 minutes 00 seconds east on the North Line of lot 1 a distance of 118.81 feet to the point of beginning) in Burnside's Clubhouse Resubdivision, being a resubdivision of part of Outlot "a" and part of Golf Outlot in Burnside's Oak Hills Country Club Village Subdivision Unit 3, being a subdivision in the southwest 1/4 of Section 36, township 37 north, range 12 east of the third principal Meridian, together with part of Golf Outlot in Burnside's Oak Hills Country Club Village Subdivision Unit 2, a subdivision of part of the southwest 1/4 of said Section 36, all in Cook County, Illinois.

Common Address: 13200 S. 76th Avenue, Palos Heights, IL 60463

Permanent Index Numbers: 23-36-303-075-0000
23-36-303-104-0000
23-36-303-105-0000
23-36-303-145-0000
23-36-303-155-0000
23-36-303-164-0000
23-36-303-166-0000
23-36-303-167-0000
23-36-303-169-0000

Property of Cook County Clerk's Office