

19001909WF

This Instrument Prepared By:  
Theodore Timm, Esq.  
Timm & Garfinkel LLC  
770 Lake Cook Road, Suite 150  
Deerfield, IL 60015



Doc# 1911434108 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2019 03:59 PM PG: 1 OF 5

Upon Recordation Mail To:  
Ryan Tunney  
Brown, Udell, Pomerantz & Delrahim, LTD.  
225 West Illinois Street, Suite 300  
Chicago, Illinois 60654

**SPECIAL WARRANTY DEED**

THIS INDENTURE made as of this 22 day of APRIL, 2019, between **Lincolnwood Developers, Inc.**, an Illinois corporation (the "Grantor"), and **6677 N. Lincoln LLC**, an Illinois limited liability company, whose address is 3318 West Devon Avenue, Lincolnwood, Illinois 60712 (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, as described on Exhibit A attached hereto and made a part hereof (the "Property").

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 at law or in equity, of, in and to the Property, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever.

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 Property hereby granted are, or may be, in any manner alienated or encumbered or charged in any way whatsoever, except for and subject to those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor, for itself, its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property against all and every person or persons claiming the whole or any part thereof of interest therein, by, through or under the Grantor, subject to the Permitted Exceptions.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Numbers: 10-35-301-030-0000, 10-35-301-031-0000,  
10-35-301-046-0000 and 10-35-301-066-0000

Address of real estate: 6677 N. Lincoln Ave., Lincolnwood, IL 60712

[EXECUTION PAGES FOLLOW]

REAL ESTATE TRANSFER TAX 24-Apr-2019



COUNTY:	1,310.00
ILLINOIS:	2,620.00
TOTAL:	3,930.00

JA



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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

LOT 15 (EXCEPT THE NORTHWESTERLY 10 FEET) AND ALL OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 2 IN LINCOLN AVENUE GARDENS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PINs:** 10-35-301-030-0000, 10-35-301-031-0000, 10-35-301-046-0000 and 10-35-301-066-0000

**Commonly Known As:** 6677 N. Lincoln Ave., Lincolnwood, IL 60712

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real Estate Taxes or Special Assessments not yet due and payable.
2. Terms and provisions set forth in an ordinance granting a variation for the installation of a wall sign made by the Village of Lincolnwood for 6677 North Lincoln Avenue recorded September 2, 2014 as document 1424515095.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees. [to be finalized pending receipt of proforma]

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THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

VILLAGE OF LINCOLNWOOD

CERTIFICATE OF PAYMENT

OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES  
OWED THE VILLAGE

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Chicago Title Land Trust a/t/u Trust No 118900, dated July 1, 1994 and Lincolnwood Developers, Inc

Mailing Address: 6677 Lincoln  
Lincolnwood, IL 60712

Telephone No.: \_\_\_\_\_

Attorney or Agent: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Property Address: 6677 Lincoln  
Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-301-030-0000; 10-35-301-031-0000; 10-35-301-046-0000; 10-35-301-066-0000

Water Account Number: 107301-000

Date of Issuance: 04/09/2019

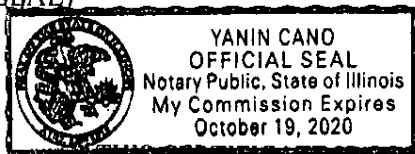
State of Illinois )  
County of Cook )

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me on 04/09/2019, by Yanin Cano

By: Robert Merkel  
Robert Merkel,  
Finance Director

Yanin Cano  
(Signature of Notary Public)  
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.