

Freedom Title Corporation  
2220 Hicks Road  
Suite 206  
Rolling Meadows, IL 60008

SPECIAL WARRANTY DEED

6718020  
213



Doc# 1912949015 Fee \$46.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 05/09/2019 11:15 AM PG: 1 OF 5

Property of Cook County Deeds Office

THE GRANTOR, CAPPS MANAGEMENT LLC, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to DAVIDA AND NOY INVESTMENTS LLC, an Illinois limited liability company, an undivided sixty-five percent (65%) interest and KOBİ HICKORY HILLS LLC, an Illinois limited liability company, an undivided thirty-five percent (35%) interest, as Tenants in Common, ("Grantees"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

And the Grantor, for itself, and its successors, does covenant, promises and agrees, to and with 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 MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

Permanent Real Estate Index Number: 23-02-303-033-0000 and 23-02-303-034-0000

Address of Real Estate: 8530-8536 W. 95<sup>th</sup> Street, Hickory Hills, IL 60457 ("Real Estate")

REAL ESTATE TRANSFER TAX

09-May-2019




COUNTY:	1,582.50
ILLINOIS:	3,165.00
TOTAL:	4,747.50

# UNOFFICIAL COPY

Dated this 30 day of April 2019.

**CAPPS MANAGEMENT LLC,**  
an Illinois limited liability company

By: Estates Manager, LLC, a Delaware  
limited liability company, its Manager


By:   
\_\_\_\_\_  
Frank Pigatto, its Manager

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 Frank Pigatto as Manager of Estates Manager, LLC, a Delaware limited liability company, as Manager of Capps Management LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 27<sup>th</sup> day of April, 2019.



  
\_\_\_\_\_  
Notary Public

This instrument was prepared by:  
Chad M. Poznansky, Clark Hill PLC  
130 E. Randolph Street, Suite 3900  
Chicago, Illinois 60601

**UPON RECORDING RETURN TO:**

Eli Morgenstern  
Prero Law  
8424 Skokie Blvd., Ste. 200  
Skokie, IL 60077

**SEND SUBSEQUENT TAX BILLS TO:**

Realty & Mortgage Co.  
1509 W. Berwyn Ave., Ste. 200  
Chicago, IL 60640

Ath: The President

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## Exhibit A

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE;
2. SPECIAL TAXES OR ASSESSMENTS, IF ANY, FOR IMPROVEMENTS NOT YET COMPLETED;
3. INSTALLMENTS, IF ANY, NOT DUE AT THE DATE HEREOF OF ANY SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS HERETOFORE COMPLETED;
4. BUILDING LINES AND BUILDING RESTRICTIONS;
5. PRIVATE, PUBLIC AND UTILITY EASEMENTS;
6. COVENANTS AND RESTRICTIONS OF RECORD AS TO USE AND OCCUPANCY;
7. LOCAL, STATE AND FEDERAL LAWS, ORDINANCES OR GOVERNMENTAL REGULATIONS, INCLUDING, BUT NOT LIMITED TO, BUILDING AND ZONING LAWS, ORDINANCES AND REGULATIONS, NOW OR HEREAFTER IN EFFECT RELATING TO THE PREMISES;
8. LEASES AND TENANCIES;
9. ACTS DONE BY OR SUFFERED THROUGH BUYER;
10. EASEMENT FOR PUBLIC UTILITIES OVER THE EAST 5 FEET OF LOTS 2 AND 3 AS SHOWN ON PLAT OF SUBDIVISION;
11. EASEMENT OVER THE WEST 10 FEET OF LOT 2 FOR INGRESS AND EGRESS AS SHOWN ON PLAT OF SUBDIVISION;
12. AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 10 FEET OF LOT 2 FOR THE BENEFIT OF AND THE USE OF OWNERS OF LOTS 1, 2, AND 3, AS CONTAINED IN DECLARATION FILED MAY 15, 1964 AS DOCUMENT LR2139992, AND THE PROVISIONS RELATING THERETO.
13. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW) CONTAINED IN DECLARATION RECORDED AS DOCUMENT NO LR2149992.

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14. EASEMENT CONTAINED IN GRANTS RECORDED AS DOCUMENT 15893544 AND DOCUMENT 19113603.
15. GRANT OF EASEMENT RECORDED FEBRUARY 8, 2011 AS DOCUMENT NO. 1103910125 IN FAVOR OF COMCAST OF ILLINOIS/INDIANA AND THE TERMS AND PROVISIONS CONTAINED THEREIN.
16. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN UNRECORDED SERVICE AGREEMENT DATED JANUARY 5, 2011 MADE BY AND BETWEEN COMCAST OF ILLINOIS/INDIANA, A DELAWARE CORPORATION AND FRANK PIGATTO.

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## LEGAL DESCRIPTION

### PARCEL 1:

LOT 2 IN RESUBDIVISION OF THE SOUTH 346.86 FEET OF LOT "C" (EXCEPT THE EAST 156 FEET THEREOF) IN COEY'S WESTERN SUBDIVISION, SECOND ADDITION A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRY OF TITLE OF COOK COUNTY, ILLINOIS, ON APRIL 22, 1964, AS DOCUMENT NUMBER LR2145870, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOT 3 IN RESUBDIVISION OF THE SOUTH 346.86 FEET OF LOT "C" (EXCEPT THE EAST 156 FEET THEREOF) IN COEY'S WESTERN SUBDIVISION SECOND ADDITION A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRY OF TITLE OF COOK COUNTY, ILLINOIS, ON APRIL 22, 1964 AS DOCUMENT NUMBER LR2145870, IN COOK COUNTY, ILLINOIS.

### ADDRESS OF THE REAL ESTATE:

8530-8536 W. 95<sup>th</sup> Street, Hickory Hills, IL 60457

### PERMANENT IDENTIFICATION NUMBER(s):

23-02-303-033-0000 and 23-02-303-034-0000