

1041 1923222

# UNOFFICIAL COPY

AFTER RECORDING, MAIL TO

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 385  
PARK RIDGE, IL 60068

Doc#: 1913357244 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/13/2019 12:55 PM Pg: 1 of 3

Dec ID 20190501665601  
ST/CO Stamp 1-895-085-984 ST Tax \$172.50 CO Tax \$86.25

## SPECIAL WARRANTY DEED

MAIL TO:  
TOWNSHIP HIGH SCHOOL DISTRICT 211  
1750 S. Roselle Road  
Palatine, IL 60067

NAME & ADDRESS OF TAXPAYER:  
TOWNSHIP HIGH SCHOOL DISTRICT 211  
1750 S. Roselle Road  
Palatine, IL 60067

**THE GRANTOR:** PLEASANT PARKS ESTATES, LLC, a limited liability company, organized under the laws of the State of Illinois, whose business address is: 2011 Farmington Ct, Schaumburg, IL 60194, for and in consideration of TEN Dollars, does hereby

### CONVEY AND SPECIALLY WARRANT TO

**THE GRANTEE:** TOWNSHIP HIGH SCHOOL DISTRICT 211

All interest in the following real property situated in the County of Cook, in the State of Illinois, to-wit:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- Legal Description:

LOT 12 IN THE ARCADIA WEST SUBDIVISION BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 7, 2017 AS DOCUMENT NO. 1721922038, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 02-22-406-097-0000

Property Address: 358 W. Michigan Ave., Palatine, IL 60067

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TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises, that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of the persons claiming by, through or under Grantor, but not otherwise.

Dated this 7 day of MAY, 2019.

Name: PLEASANT PARK ESTATES, LLC  
A Limited Liability Company

By: Stephen A. Cottini  
Signature of authorized signatory  
Type/Print Name: STEPHEN A. COTTINI  
Its: Managing Member  
Capacity of authorized signatory

### Acknowledgment

I, the undersigned, a Notary Public in and of Cook County, in the State aforesaid, DO HEREBY CERTIFY THAT the foregoing instrument was acknowledged before me this 7 day of MAY, 2019 by Stephen A. Cottini, the Managing Member (title or office) of Pleasant Park Estates, a ILLINOIS (state of formation) Limited Liability Company on behalf of the Limited Liability Company.

My commission expires:



Frank M. Howard  
Notary Public

Name & Address of Preparer:

Frank M. Howard, Attorney  
700 Busse Highway  
Park Ridge, IL 60068

MUNICIPAL TRANSFER STAMP  
(IF REQUIRED)

COUNTY/ILLINOIS TRANSFER STAMP  
OR

Exempt under provision of Paragraph           
Section 4, Real Estate Transfer Act  
Date:                                 

\_\_\_\_\_  
Signature of Buyer, Seller or Representative

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American Land Title Association

File Number : 1923222  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016

## EXHIBIT A

### Legal:

LOT 12 IN THE ARCADIA WEST SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 7, 2017 AS DOCUMENT NO. 1721922038, IN COOK COUNTY, ILLINOIS.

Address: 356 W. Michigan Ave., Palatine, IL 60067

PIN #: 02-22-406-097-0000

PIN #:

PIN #:

Township: Palatine

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance( issued by Fidelity National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions(; and a counter-signature by the Company or its issuing agent that may be in electronic form).*

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