

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY
AND AFTER RECORDING MAIL TO:
Lori Satterfield, Esq.
MDC BOX 1, LLC
11995 El Camino Real San Diego, CA 92130:

SEND ALL SUBSEQUENT TAX BILLS TO:
BMO Harris Bank N.A.
111 W. Monroe St.
Chicago, IL 60603



1919734116D

Doc# 1919734116 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/16/2019 12:58 PM PG: 1 OF 4

STATE OF ILLINOIS

§
§
§
§

COUNTY OF COOK

4

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, MDC BOX 1, LLC , a Delaware limited liability company ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration in hand paid to the undersigned by SEBASTIANO PERNA and GIUSEPPA PERNA, Co-Trustees under the Sebastiano Perna and Giuseppa Perna Declaration of Trust #001, dated November 18, 2010 ("Grantee"), whose mailing address is 4815 N. Leonard Dr, Norridge, IL 60706, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); SUBJECT TO all real estate taxes not yet delinquent; covenants, conditions, restrictions, easements, rights of way and other matters of record; applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject, including, without limitation, all building, zoning and environmental laws and requirements; and any state of facts which a new or updated survey or physical inspection of the Property might disclose.

S Y
D 4
S -
M -
SC Y
E -
INT JA

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview

7/15/19

10F5

When Recorded Return To: Deborah Cross
First American Title Insurance Company
National Commercial Services
30 N. LaSalle Street, Suite 2700
Chicago, IL 60602
File No: NCS 962844-T

UNOFFICIAL COPY



TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS, WHERE IS, WITH ALL FAULTS," AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED), CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE OR ANYONE ELSE MAY CONDUCT THEREON, (iii) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND (iv) THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAWS AND REGULATIONS.

EXECUTED this 25th day of June, 2019.

GRANTOR:

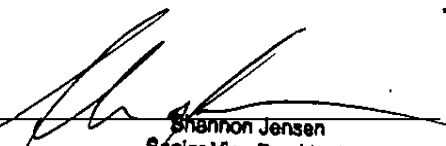
MDC BOX 1, LLC,
a Delaware limited liability company

REAL ESTATE TRANSFER TAX		16-Jul-2019
	COUNTY:	407.25
	ILLINOIS:	814.50
	TOTAL:	1,221.75
15-15-326-039-0000	20190801613381	0-260-228-192

Approved As To Form
Legal Department
L. Spitzerfield



By:
Name:
Title:


Shannon Jensen
Senior Vice President,
Associate General Counsel,
Assistant Secretary

Address: 11995 El Camino Real
San Diego, CA 92130
Attn: Legal Department

UNOFFICIAL COPY

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

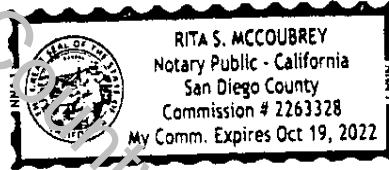
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On June 25, 2019 before me, Rita McCoubrey, Notary Public, personally appeared Shannon Jensen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Rita McCoubrey
Signature of Notary Public (Notary Seal)

Clerk's Office

UNOFFICIAL COPY

Exhibit "A"

STREET ADDRESS: 2223 W ROOSEVELT ROAD
CITY: BROADVIEW, IL. 60153 COUNTY: COOK
TAX NUMBER:

LEGAL DESCRIPTION:

LOTS 53, 54, 55, 56, 57, 58 AND 59 IN FOREMAN AND FARGO ROOSEVELT ROAD SUBDIVISION OF LOT 6 IN OWNERS PARTITION OF THE SOUTH 83.2 ACRES OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin #: 15-15-326-039-0000

Property of Cook County Clerk's Office