

UNOFFICIAL COPY

Doc#: 1921833182 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/06/2019 12:07 PM Pg: 1 of 4

Dec ID 20190701631368
ST/CO Stamp 0-044-080-224 ST Tax \$406.50 CO Tax \$203.25

**THIS INSTRUMENT PREPARED
BY:**

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

CT 1802
19007796 SK/RO

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 30th day of July, 2019, between Lexington Pointe LLC, an limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and Cesar A. Arns Pereira and Karen C. Martins Pereira ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, [as Tenants by the Entirety] and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereto 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Pointe of Des Plaines, recorded in Cook County, Illinois as Document No.1800945050 ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

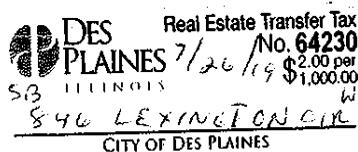
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) unrecorded public utility easements, if any;
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- (x) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company, is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s):

09-20-200-019-0000

Address(es) of real estate: 846 Lexington Circle West, Des Plaines, Illinois 60016



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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

LExINGTON POINTE LLC, an Illinois limited liability company

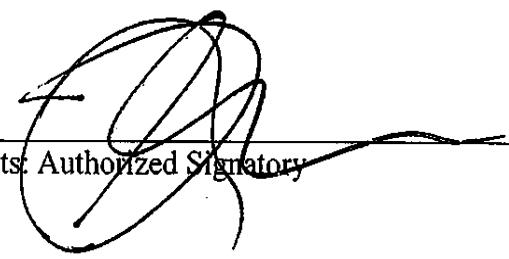
By: Lexington Homes L.L.C., an Illinois limited liability company, its manager

By: Lexington Homes Illinois Inc., an Illinois corporation, its manager

Property of Cook County Notary Office

By:

Its Authorized Signatory

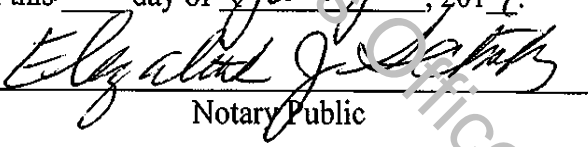


STATE OF ILLINOIS)
) SS.
COUNTY OF Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey M. Benach, the Authorized Signatory of Lexington Pointe LLC, an Illinois limited liability company (the "Company"), personally known 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 and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 30th day of July, 2019.




Notary Public

MAIL TO:

Cesar & Karen Pereira
846 Lexington Circle West
Des Plaines, IL 60016

OR RECORDER'S OFFICE BOX NO.

SEND SUBSEQUENT TAX BILLS TO:

Cesar & Karen Pereira
(NAME)
846 Lexington Circle West
(ADDRESS)
Des Plaines, IL 60016
(CITY, STATE AND ZIP)

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EXHIBIT "A"

Order No.: 19007798SK

For APN/Parcel ID(s): 09-20-200-049-0000

THE SOUTHWESTERLY 111.92 FEET OF LOT 2 (EXCEPT THE SOUTHWESTERLY 90.67 FEET THEREOF) IN LEXINGTON POINTE, BEING A SUBDIVISION OF PARTS OF SECTION 20, ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 2017 AS DOCUMENT NO. 1720129110, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office