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① 19008596LFE  
PREPARED BY: LD Lulling  
Robert G. Higgins  
Higgins & Brancheau LLC  
200 West Adams Street  
Suite 2220  
Chicago, Illinois 60606



Doc# 1922045189 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/08/2019 03:11 PM PG: 1 OF 4

MAIL TAX BILLS TO:  
Professional Development Group, LLC  
200 East 5<sup>th</sup> Avenue, Suite 101  
Naperville, Illinois 60563

MAIL RECORDED DEED TO:  
Patti A. Bernhard  
Rosanova & Whitaker, Ltd.  
127 Aurora Avenue  
Naperville, IL 60540

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 23<sup>rd</sup> day of July, 2019, between RREF II-AREG Montefiori JV, LLC, a Delaware limited liability company, duly authorized to transact business in the State of Illinois, party of the first part and Professional Development Group, LLC, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Manager of RREF II-AREG Montefiori JV, LLC by these presents does REMISE, RELEASE, ALIEN & CONVEY unto the party of the second part 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 thereunto belong, or in anywise appertaining, and the reversion of reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 the party of the second part, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, that it has not done or suffered to

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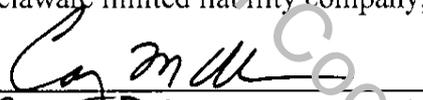
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be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT & DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to covenants, conditions and restrictions of record; easements and ordnances of record; any limitation on access to and from the land across the limited access right-of-way State Road Highway 171 adjoining the land; plats of subdivision and covenants thereon; general real estate taxes not due and payable at the time of closing; zoning and building laws and ordinances; acts done by Grantee; and all special governmental taxes or assessments confirmed and unconfirmed.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed by its Manager, the day and year first above written.

RREF II – AREG MONTEFIORI JV, LLC,  
a Delaware limited liability company

By: RREF II – AREG MONTEFIORI JV, LLC  
an Delaware limited liability company, its Manager

By:   
Name: CORY OLSON  
Title: AUTHORIZED SIGNATORY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CORY OLSON, personally known to me to be the Authorized Signatory of RREF II-AREG MONTEFIORI JV MEMBER, LLC, a Delaware limited liability company, the Manager of RREF II-AREG MONTEFIORI JV, LLC, a Delaware limited liability company, and 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 as such Authorized Signatory of RREF II-AREG MONTEFIORI JV MEMBER, LLC, he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of RREF II-AREG MONTEFIORI JV MEMBER, LLC, pursuant to authority for the uses and purposes therein set forth.

Given under hand and official seal, this 23<sup>rd</sup> day of July, 2019.

Notary Public

My Commission expires: 06/13/2020

[seal] MONICA CABRERA  
MY COMMISSION # GG 001492  
EXPIRES: June 13, 2020  
Bonded Thru Budget Notary Services

REAL ESTATE TRANSFER TAX		05-Aug-2019	
	COUNTY:		364.50
	ILLINOIS:		729.00
	TOTAL:		1,093.50
22-23-209-006-0000		2019070642452	0-065-268-832

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## EXHIBIT A

LOTS 6, 12, 16, 18, 20, 21, 23, 24, 44, 47, AND 48 IN THE ESTATES OF MONTEFIORI SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 2016 AS DOCUMENT 1609229053, IN COOK COUNTY, ILLINOIS.

Common Addresses (all in Lemont, IL 60439):

Lot 6 – 12818 Rosa Lane  
Lot 12 – 12845 Collina Court  
Lot 16 – 12891 Collina Court  
Lot 18 – 11149 Tuscany Court  
Lot 20 – 11125 Tuscany Court  
Lot 21 – 11120 Tuscany Court  
Lot 23 – 11149 Tuscany Court  
Lot 24 – 11150 Tuscany Court  
Lot 44 – 11230 Como Court  
Lot 47 – 12839 Rosa Lane  
Lot 48 – 12857 Rosa Lane

PINs:

22-23-209-006-0000 (Lot 6)  
22-23-210-002-0000 (Lot 12)  
22-23-210-006-0000 (Lot 16)  
22-14-402-032-0000 (Lot 18)  
22-14-402-030-0000 (Lot 20)  
22-14-402-028-0000; 22-14-402-029-0000 (Lot 21)  
22-14-402-024-0000; 22-14-402-025-0000 (Lot 23)  
22-14-402-023-0000 (Lot 24)  
22-23-208-014-0000 (Lot 44)  
22-23-208-017-0000 (Lot 47)  
22-23-208-018-0000 (Lot 48)