

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
Statutory (Illinois)  
(L.L.C. to Limited Liability Company)

Doc#: 1926815042 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/25/2019 12:26 PM Pg: 1 of 4

**MAIL TO:**

Thomas V. Canepa  
Thomas V. Canepa PC  
120 North LaSalle Street< Suite 2000  
Chicago, IL 60602

Dec ID 20190901689253  
ST/CO Stamp 2-064-942-688 ST Tax \$85.00 CO Tax \$42.50

**NAME & ADDRESS OF TAXPAYER:**

Invals Property Management LLC  
120 N. La Salle Street  
Chicago, IL 60602

Chicago Title  
19 GSA 9440034 1/1

THE GRANTOR(S), Maple Real Estate LLC, a 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, party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, and pursuant to authority given by the Members, by these presents does Remise, Release, Alien and Convey to THE GRANTEE(S),

Invals Property Management LLC

a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 120 N. La Salle Street, Chicago, IL 60602, party of the second part, the following described Real Estate situated in Cook County and in the State of Illinois, to wit:

SEE ATTACHED DESCRIPTION AS EXHIBIT A

Permanent Index No.(s): 30-31-307-012-0000  
Property Address: 2607 183rd Place, Lansing, IL 60438

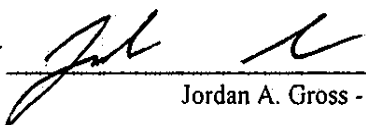
Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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, their heirs and assigns 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, their 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 incumbered 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 Warranties given herein are limited to the acts of the Grantor and subject to easements, covenants and restrictions of record.

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Managing Director, this X 17 day of Sept, 20 19.

Name of Company: Maple Real Estate LLC

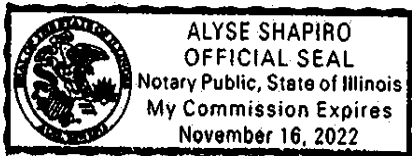
By: X   
Jordan A. Gross - Managing Director

# UNOFFICIAL COPY

STATE OF X IL COUNTY OF X COOK SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Jordan A. Gross personally known to me to be the Managing Director of Maple Real Estate LLC, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Director, he/she/their signed and delivered the said instrument and caused the company seal of said company, as her/his/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes set forth

Given under my hand and official seal, this X 17 day of September 20 19



x Alyse Shapiro Notary Public

My commission expires X 11/16/22

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph \_\_\_\_, Section 4,  
Real Estate Transfer Act

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Prepared by:

Anselmo Lindberg & Associates LLC  
1771 W. Diehl Road, Suite 120  
Naperville, IL 60563

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 19GSA944003LP

**For APN/Parcel ID(s): 30-31-307-012-0000**

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THE WEST THIRTY FIVE (35) FEET OF LOT TWENTY EIGHT (28) AND LOT TWENTY NINE (EXCEPT THE WEST THIRTY (30) FEET THEREOF) OF ROSELAWN TERRACE, BEING A SUBDIVISION OF LOT 2, IN THE SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWN 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH, OF THE RIGHT OF WAY OF THE CHICAGO AND GRAND TRUNK RAILROAD, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Village of Lansing

Patricia Eidam  
Mayor



Office of the Treasurer

Arlette Frye  
Treasurer

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Marle Real Estate, LLC  
55 W Monroe Street, Suite 910  
Chicago, IL 60603

Telephone: 844-639-5463

Attorney or Agent: Thomas Anselmo  
Telephone No.: 630-453-6800

Property Address: 2607 183<sup>rd</sup> Place  
Lansing, IL 60438

Property Index Number (PIN): 30-31-307-012-0000

Water Account Number: 216 2350 00 06

Date of Issuance: September 16, 2019

(State of Illinois)

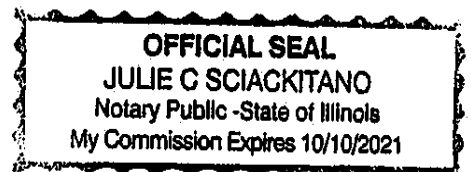
(County of Cook)

This instrument was acknowledged before  
me on Sept. 16, 2019 by  
Julie C Sciackitano.

VILLAGE OF LANSING

By: *Arlette Frye*  
Village Treasurer or Designee

*Julie C. Sciackitano* (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.