

UNOFFICIAL COPY

PREPARED BY:

Edward Kusta, P.C.
430 West Boughton Road
Bolingbrook, IL 60440

Doc#: 1931134016 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/07/2019 09:34 AM Pg: 1 of 3

MAIL TAX BILL TO:

SHERRY NAMEN
1126 S. NEW WILKE ROAD
UNIT 309
ARLINGTON HEIGHTS, IL 60005

Dec ID 20191001627995
ST/CO Stamp 1-930-891-616

MAIL RECORDED DEED TO:

SHERRY NAMEN
1126 S. NEW WILKE ROAD
UNIT 309
ARLINGTON HEIGHTS, IL 60005

SPECIAL WARRANTY DEED - QUIT CLAIM

THE GRANTOR, LEGACY III PROPERTIES, INC., of the City of PLAINFIELD, State of Illinois, a corporation organized and existing under the laws of the State of ILLINOIS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND QUITCLAIMS to SHERRY NAMEN, of 1126 S. NEW WILKE ROAD, UNIT 309, ARLINGTON HEIGHTS, Illinois 60005, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: G29-9 IN MALLARD COVE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 1996 AS DOCUMENT 96889987 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CROSS-EASEMENT AGREEMENT DATED SEPTEMBER 10, 1969 AND RECORDED NOVEMBER 26, 1969 AS DOCUMENT NUMBER 21023805 FOR INGRESS, EGRESS, PUBLIC UTILITIES, AND SANITARY SEWER AND WATER OVER THE PROPERTY SHADED ON EXHIBIT B ATTACHED TO SAID CROSS-EASEMENT AGREEMENT, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 08-08-201-012-1568
Property Address: ~~1207~~ S. OLD WILKE ROAD, G29-9, ARLINGTON HEIGHTS, IL 60005
1126

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 28 Day of Oct 2019

LEGACY III PROPERTIES, INC.

By Rick Nam
: RICK NAMEN, PRESIDENT

(Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173)

1/4
Bw19048370

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STATE OF Illinois)
COUNTY OF Will) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that RICK NAMEN, AS PRESIDENT OF LEGACY III PROPERTIES, INC., 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 acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 28 Day of Oct 2019

Susan Thompson

Notary Public

My commission expires: _____

Exempt under the provisions of paragraph E

BY: [Signature] Section 4
of the REAL ESTATE TRANSFER
ACT, 10/28/19



REAL ESTATE TRANSFER TAX		05-Nov-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
08-08-201-012-1568	20191001627995	1-930-591-516

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated OCTOBER 28, 2019

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before me this

28 day of OCTOBER, 2019
Day Month Year

[Signature]
Notary Public



The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated OCTOBER 28, 2019

[Signature]
Signature of Grantee or Agent

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this

28 day of OCTOBER, 2019
Day Month Year

[Signature]
Notary Public

