

# UNOFFICIAL COPY

## WARRANTY DEED

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Doc#: 1931646085 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/12/2019 12:49 PM Pg: 1 of 4

Dec ID 20191001629338  
ST/CO Stamp 0-842-142-048 ST Tax \$943.00 CO Tax \$471.50

TONG

THE GRANTOR, **HINSDALE MEADOWS, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly registered to transact business in the State of Illinois, 2550 Waukegan Road, #220, Glenview Illinois 60521, for and in consideration of Ten and No/100ths Dollars, and other good and valuable consideration in hand paid, conveys and warrants to **WILLIAM S. AND TESSA C. TONG, husband and wife, neither as joint tenants nor as tenants in common, but as TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See **Exhibit A** attached hereto and made a part hereof.

Grantor hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the Real Estate set forth in **Exhibit A** attached hereto, the rights and easements for the benefit of the property set forth in the Declaration of Covenants, Conditions, Easements and Restrictions for Hinsdale Meadows Subdivision recorded May 29, 2019 as Document No. 1914934042, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

**SUBJECT TO:** The Permitted Exceptions set forth on **Exhibit B** attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 18-18-110-007-0000

Address of Real Estate: 523 Hannah Lane, Hinsdale, Illinois 60521

In WITNESS WHEREOF, said Grantor has caused its name to be signed this 25<sup>th</sup> day of October, 2019, by

HINSDALE MEADOWS, LLC  
an Illinois Limited Liability Company

By: J-Hinsdale Meadows Partners, LLC  
Manager of Hinsdale Meadows, LLC

  
By: Jerry S. James  
Manager of J-Hinsdale Meadows Partners, LLC

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STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JERRY S. JAMES, personally known to me to be the MANAGER OF J-HINSDALE MEADOWS PARTNERS, LLC, the MANAGER OF HINSDALE MEADOWS, LLC 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 MANAGER OF J-HINSDALE MEADOWS PARTNERS, LLC he signed and delivered the said instrument pursuant to authority given by the Company, as its free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25<sup>th</sup> day of October, 2019



*Sheryl Zentner*  
\_\_\_\_\_  
(Notary Public)

Prepared By: John J. Stocker, Esq., Stocker and O'Neil LLP, 3501 N. Southport Ave., #490, Chicago, Illinois 60657

**Mail To:**

Dominic Mancini, Esq.  
133 Fuller Road  
Hinsdale, IL 60521

**Send subsequent tax bills to:**

William and Tessa Tong  
523 Hannah Lane  
Hinsdale, Illinois 60521

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## EXHIBIT A LEGAL DESCRIPTION

LOT 6, EXCEPT THE SOUTH 42.125 FEET, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE SOUTH LINE THEREOF, IN HINSDALE MEADOWS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 2018 AS DOCUMENT 1810029039, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 18-18-110-007-0000

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## EXHIBIT B PERMITTED EXCEPTIONS

This Warranty Deed is subject to the following Permitted Exceptions: (a) current taxes not due and payable; (b) covenants, conditions, easements, restrictions, and building lines of record; (c) applicable zoning and building laws and ordinances; (d) Declaration and Plat of Subdivision described herein; (e) acts done or suffered by Grantee; (f) rights of public and quasi-public utilities to construct, maintain and access equipment on the land as disclosed by telephone pedestals, light poles, manholes, underground sewer lines, fire hydrants, telephone lines, conduits, wires, electric vaults, pedestals and boxes, and cable TV risers; (g) terms and conditions of sanitary sewer reciprocal easement agreement and water main easements; (h) prohibition of direct driveway access to 55th Street and County Line Road; (i) sign easements; (j) development agreements with the Village of Hinsdale; (k) terms, provisions and conditions of no further remediation letters; (l) fence encroachments; and (m) grant of emergency access to the Village of Hinsdale.

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