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Doc# 1932313083 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/19/2019 10:29 AM PG: 1 OF 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 4th day of October, 2019, between **RSD MISSION HILLS II, LLC**, an Illinois 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 **Shayan Halani AND Baynazir Pradhan**, as **TENANTS IN COMMON** ("**Grantee**"), whose address is 2608 W. Diversey, Chicago, IL 60645

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, commonly known as: **3703 Provenance Way, Northbrook, Illinois 60062**

This space reserved for Recorder's use only.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

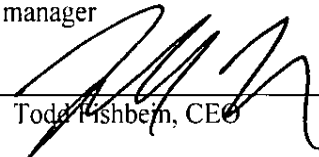
TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit A** attached hereto.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:
Todd Fishbein, Esq.
Red Seal Development Corp.
425 Huehl Road, Building 18
Northbrook, IL 60062

RSD MISSION HILLS II, LLC, an Illinois limited liability company
By: **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation,
its sole manager

By: 
Todd Fishbein, CEO

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

#19106395 1/2

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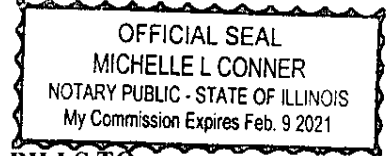
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Todd Fishbein, personally known to me to be the CEO of **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation and the sole Manager of **RSD MISSION HILLS II, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 4th day of October, 2019.

Michelle L. Conner

Notary Public



SEND RECORDED DEED TO:
John Aylesworth, Esq.
105 West Madison St. Suite 401
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:
Shayan Halani and Baynazir Pradhan
3703 Provenance Way
Northbrook, Illinois 60062

REAL ESTATE TRANSFER TAX

01-Nov-2019



COUNTY: 237.50
ILLINOIS: 475.00
TOTAL: 712.50

04-18-203-075-0000

| 20191001605836 | 2-133-778-784

Property of Cook County Clerk's Office

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EXHIBIT A

THAT PART OF LOT 1 PROVENANCE SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 1, 2 AND 3 LYING EASTERLY OF THE CENTERLINE OF SANDERS ROAD IN COOK COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING ON THE WEST LINE OF SAID LOT 1, AT A POINT 77.60 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 63 DEGREES 29 FEET 14 INCHES EAST 119.52 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY 21.38 FEET ALONG SAID EASTERLY LINE, BEING THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 104.00 FEET AND A CHORD WHICH BEARS NORTH 24 DEGREES 6 FEET 35 INCHES EAST 21.35 FEET; THENCE NORTH 29 DEGREES 44 FEET 12 INCHES EAST 5.02 FEET; THENCE NORTH 63 DEGREES 29 FEET TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 19 FEET 30 INCHES EAST ALONG SAID WEST LINE, 29.51 TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 2015 AS DOCUMENT NO. 1532229026, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 3703 Provenance Way, Northbrook, Illinois 60062

P.I.N.: 04-18-203-075-0000

SUBJECT TO:

(1) general real estate taxes and assessments not due and payable at the time of Closing; (2) Master Declaration of Covenants, Conditions, Restrictions and Easements for Provenance dated December 22, 2015 and recorded December 23, 2015 as document number 1535745004. First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Provenance dated June 23, 2016 and recorded June 24, 2016 as document number 1617616110. Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Provenance dated March 31, 2017 and recorded April 4, 2017 as document number 1707433188; Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Provenance dated November 21, 2017 and recorded November 29, 2017 as document number 1733347018; (3) Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements for the Provenance Duplexes dated December 22, 2015 and recorded December 23, 2015 as document number 1535745005; (4) Subdivision Agreement by and between the Village of Northbrook and RSD Mission Hills, LLC (Provenance Subdivision -- 3580-3900 Techny Road) dated October 3, 2015 and recorded November 18, 2015 as document number 1532229027; (5) Declaration of Restrictive Covenant dated November 18, 2015 and recorded November 18, 2015 as document number 1532229028 made by and between RSD Mission Hills, LLC, and Illinois limited liability company and the Village of Northbrook, a municipal corporation relating to prohibition of storage, location or maintenance of any vehicles used in conjunction with the Mission Hills Golf Course on the subject premises as well as prohibition against Mission Hills Golf Course vehicles accessing the subject premises via Techny Road or Sanders Road and the terms, provisions and conditions contained therein; (6) Provenance Development Agreement by and between RSD Mission Hills and Mission Hills Homeowner's Association recorded November 20, 2015 as document number 1532444088; (7) Covenants, conditions and restrictions contained in Plat of Subdivision for the Provenance Subdivision recorded November 11, 2015 as document number 1532229026.