

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 2000213327 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/02/2020 11:58 AM Pg: 1 of 2

Dec ID 20191201671880
ST/CO Stamp 0-657-792-352

1905T057107SK 1/3 KSC RM

THE GRANTOR(S), 955 E. Rand Road Venture LLC, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and quitclaims and conveys to Habitat for Humanity of Northern Fox Valley, an Illinois not-for-profit corporation, (Grantee's Address) 56 S. Grove Avenue, Elgin, Illinois 60120, following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 72, 73 AND 74 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way 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, either in law or equity, of, in and to the above described premises, together with such improvements, hereditaments, easements and appurtenances (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, nor may be, in any manner encumbered 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, WILL WARRANT AND DEFEND, subject to the following:

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record, utilities and easements of record, and existing roadways.

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Permanent Real Estate Index Number(s): 03-20-209-006-0000; 03-20-209-007-0000 and 03-20-209-008-0000

Addresses of Real Estate: 955 E. Rand Road, Arlington Heights, Illinois 60004

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 20th day of December, 2019

955 E. RAND ROAD VENTURE LLC, an Illinois limited liability company

By: FOREFRONT PROPERTIES LLC, an Illinois limited liability company, its Manager

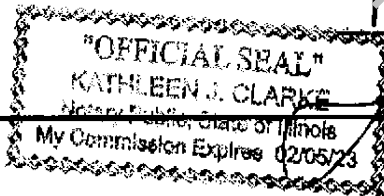
By: [Signature]
David LeCavalier, its Manager

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David LeCavalier personally known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of December, 2019.

(Notary Public)



Prepared By:
Robin S. King, Attorney at Law
265 Eaton Street
Northfield, IL 60093-3230

Mail To:
Helmut Gerlach
c/o Habitat for Humanity of Northern Fox Valley
56 S. Grove
Elgin, IL 60120

Name and Address of Taxpayer/Address of Property:
Habitat for Humanity of Northern Fox Valley
56 S. Grove
Elgin, IL 60120