

# UNOFFICIAL COPY

Call 1902000467  
CTIC



THIS DOCUMENT PREPARED BY:  
T. Gregory Mieczynski  
Huck Bouma P.C.  
1755 South Naperville Road, Suite 200  
Wheaton, IL 60189

Doc# 2005628005 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/25/2020 10:14 AM PG: 1 OF 4

AFTER RECORDING MAIL TO:

Bradley G. Hart  
Bradley & Riley PC  
2007 1st Avenue SE  
Cedar Rapids, IA 52406

NAME & ADDRESS OF TAXPAYER:

Dexter Real Estate Holdings IL, LLC  
2211 W. Grimes Avenue  
Fairfield, IA 52556

(above space for Recorder's use only)

## SPECIAL WARRANTY DEED

BLUE KANGAROO PROPERTIES, LLC - MELVINA, an Illinois limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, Convey and Specially Warrant, unto DEXTER REAL ESTATE HOLDINGS IL, LLC, an Iowa limited liability company, ("**Grantee**") having an address of 2211 W. Grimes Avenue, Fairfield, IA 52556, (i) all that real property situated in the County of Cook, State of Illinois, and more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes, and (ii) together with all improvements now or hereafter situated thereon owned by Grantor (collectively, the "**Property**").

This Special Warranty Deed is made and accepted expressly subject to the matters set forth in **Exhibit B** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, though, or under Grantor, but not otherwise.

Signature Page Follows

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IN WITNESS WHEREOF, Grantor has executed this Deed, to be effective as of this 19th day of February, 2020.

GRANTOR:

BLUE KANGAROO PROPERTIES, LLC - MELVINA,  
an Illinois limited liability company  
By: Hughes Enterprises, Inc., Manager

By *Gordon S. Hughes*  
Gordon S. Hughes, President

Property of Cook County Clerk's Office

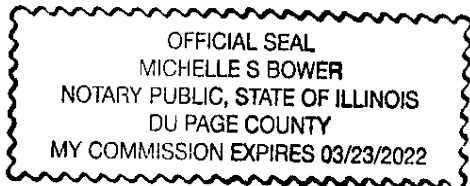
STATE OF ILLINOIS     §  
  §  
COUNTY OF DUPAGE   §

This instrument was acknowledged before me this 13<sup>th</sup> day of February, 2020, by Gordon S. Hughes, as President of Hughes Enterprises, Inc., a Manager of BLUE KANGAROO PROPERTIES, LLC - MELVINA, an Illinois limited liability company on behalf of said entity.

(NOTARY STAMP)

*Michelle S Bower*  
Notary Public in and for State of *Illinois*

My Commission Expires: 03/23/2022



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## EXHIBIT A

### Legal Description

**Property Address: 6151 W. Diversey Avenue, Chicago, IL 60639**



**For APN/Parcel ID(s): 13-29-304-036-0000 and 13-29-304-035-0000**

LOT 46 IN TITLEY'S DIVERSEY AVE SUBDIVISION OF LOT 4 IN CIRCUIT COURT PARTITION OF THE WEST HALF OF THE SOUTH EAST 1/4 (EXCEPT THE SOUTH 33 1/3 ACRES THEREOF) AND THE NORTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE SOUTH 33 1/3 ACRES THEREOF) IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	20-Feb-2020
	CHICAGO: 7,398.75
	CTA: 2,959.50
	TOTAL: 10,358.25 *

13-29-304-035-0000 | 20200201609718 | 0-258-418-528

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	20-Feb-2020
	COUNTY: 493.25
	ILLINOIS: 986.50
	TOTAL: 1,479.75

13-29-304-035-0000 | 20200201609718 | 0-526-853-984

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HB 02.12.10

## EXHIBIT B

### **Melvina Property**

General and special real estate taxes not yet due and payable.

Matters which would be disclosed by an ALTA survey of the subject property.

Acts of Grantee, and those claiming by, through and under Grantee.

General Exceptions and Exceptions I11, D14 and E15 as identified on Schedule B, Part II of that certain ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company as commitment number 19020004WF.

Property of Cook County Clerk's Office