

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY

Limited Liability Company to
Revocable Living Trust

FIRST AMERICAN TITLE
FILE # 3015324

Preparer File: 3015324



Doc# 2006445000 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/04/2020 09:04 AM PG: 1 OF 3

THE GRANTOR, **404 OPP, LLC**, a Colorado limited liability company for and in consideration of \$10.00 ten and nine/100 and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **James F. Richards and Michelle A. Richards**, co-trustees of the Richards Family Revocable Living Trust U/T/D 3/26/2008, ("Grantees") of the Village of Roselle, County of DuPage, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois (**the "Property"**), to wit:

See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the Property as above described unto the Grantee, its successors and assigns. And Grantor, for themselves and their successors, do covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except as listed in the First American title commitment 3015324; and that the said Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND against its own acts and none other, **SUBJECT TO:** Terms, provisions, covenants, conditions of the Declaration of Condominium, building lines and easements if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers:

12-16-204-051-1044

Address of Real Estate: 9864 W. Leland, Unit 404, Schiller Park, IL 60176.

REAL ESTATE TRANSFER TAX		03-Mar-2020	
		COUNTY:	100.00
		ILLINOIS:	200.00
		TOTAL:	300.00
12-16-204-051-1044		20200201625849 1-628-909-408	



First American
Title Insurance Company

Special Warranty Deed

SV
PB
S
M
SC
E
MT

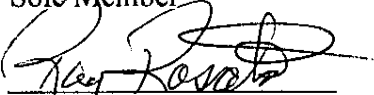
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Dated this 27 day of February 2020

404 OPP, LLC, a Colorado Limited Liability Company (the "Grantor")

By: Rosato Family Limited Partnership

Its: Sole Member

By: 

Name: Raymond Rosato

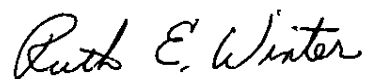
Its: General Partner

STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Raymond Rosato, General Partner of the Rosato Family limited partnership sole member of 404 OPP, LLC personally known to me to be the same person(s) whose name(s) 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 24th day of February 2020.





Notary Public

Prepared by:

Michael A. Wilson, Esq. of
Equis Law Group, LLC
2901 Butterfield Road
Oak Brook, IL 60523


Mail to:

David R. Schlueter, Esq.
Law Offices of David R. Schlueter Ltd.
401 W. Irving Park Road, Itasca, IL 60143
Chicago, IL 60631

Name and Address of Taxpayer:

James F. Richards and Michelle A. Richards
Co-Trustees of the Richards Family Revocable Living Trust
421 Mensching Road
Roselle, IL 60172



 <p>First American</p> <p>Exhibit A</p>	<p>ALTA Commitment for Title Insurance</p> <p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: 3015324</p>
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Commitment File No.: 3015324

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

UNIT 404 THE EXCLUSIVE USE OF P-37 LIMITED COMMON ELEMENTS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ONE PARK PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0821018031, AS AMENDED FROM TIME TO TIME, IN THE NORTH 1/2 OF PART OF SECTION 9 AND 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNDERLYING LEGAL

PARCEL 1: LOTS 25 TO 43 BOTH INCLUSIVE, IN BLOCK 24 IN FAIRVIEW, BEING EBERHART AND ROYCES SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 (EXCEPT THEREFROM THE WEST 16 1/2 FEET OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16) IN TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, EXCEPTING THEREFROM THAT PARCEL CONDEMNED IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CIRCUIT COURT CASE 81L-8438, SAID PARCEL BEING KNOWN AS PARCEL 0008 AND DESCRIBED AS FOLLOWS:

THAT PART OF THE LOT 25 IN BLOCK 24 OF FAIRVIEW BEING EBERHART AND ROYCE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTIONS 9, AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 ALL IN THE TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT A STRIP OF LAND 16 1/2 FEET WIDE OFF THE WEST END OF THE NORTHEAST 1/4 OF SAID SECTION 16), DESCRIBED AS LYING SOUTHWESTERLY OF A LINE DROWN FROM A POINT ON THE WEST LINE OF SAID LOT 25 A DISTANCE OF 20.0 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO THE SOUTHEAST CORNER, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJOINING LOTS 25 TO 43 IN BLOCK 24 IN FAIRVIEW, BEING EBERHART AND ROYCE'S SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as :

9864 W Leland Ave, Unit 404
Schiller Park, IL 60176

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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