

# UNOFFICIAL COPY

Doc#: 2009907333 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/08/2020 01:02 PM Pg: 1 of 3

Dec ID 20200301636335  
ST/CO Stamp 2-134-499-552 ST Tax \$495.00 CO Tax \$247.50

**THIS INSTRUMENT PREPARED  
BY:**

*Brian Meltzer*  
**MELTZER, PURTILL & STELLE LLC**  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431

ABOVE SPACE FOR RECORDER'S USE ONLY

04/11/07

## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 23rd day of March 2020, between Lexington Reserve at Oak Park LLC, an Illinois 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 Cynthia Pierre ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, [as Individual Tenant ] and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*See Exhibit A attached hereto.*

2000346761K  
Chicago Title

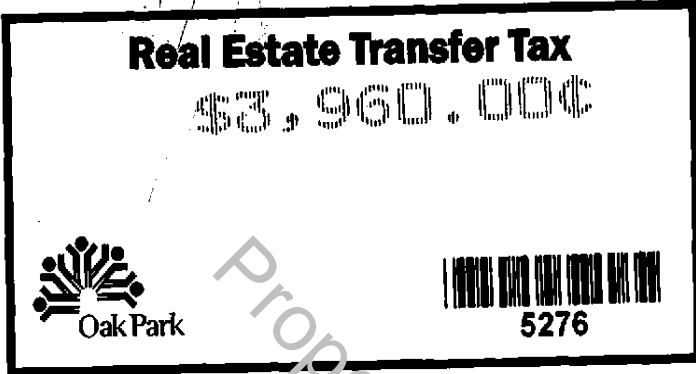
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Reserve at Oak Park LLC ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:



LEXINGTON RESERVE AT OAK PARK LLC, an Illinois limited liability company  
 by: Lexington Homes LLC, an Illinois liability company, its manager  
 by: Lexington Homes Illinois Inc., an Illinois corporation, its manager

*[Signature]*  
 \_\_\_\_\_  
 Its: Authorized Signatory

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF Lake )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeffrey M. Benach, the Authorized Signatory of Lexington Reserve at Oak Park LLC, an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 23<sup>rd</sup> day of March, 2020.



*[Signature]*  
 \_\_\_\_\_  
 Notary Public

MAIL TO:

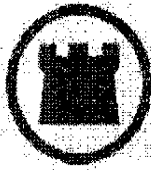
Cynthia Pierre  
944 Madison Street  
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILLS TO:

Cynthia Pierre  
 (NAME)  
944 Madison Street  
 (ADDRESS)  
Oak Park, IL 60302  
 (CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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**CHICAGO TITLE  
COMPANY**

## LEGAL DESCRIPTION

Order No.: 20003467SK

For APN/Parcel id(s): 16-07-324-035-0000

THAT PART OF LOT 2 IN LEXINGTON RESERVE AT OAK PARK, BEING A RESUBDIVISION OF LOTS 11, 12, 13, 14, 15 AND THE SOUTH 10 FEET OF LOT 16 IN BLOCK 3 IN HERRICK & DUNLOP'S SUBDIVISION OF LOTS 12 TO 17 OF GEO. W. SCOVILLE'S SUBDIVISION OF THE EAST 49 ACRES OF THE WEST 129 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 29, 2018 AS DOCUMENT NO. 1824116066, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 25.91 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL; THENCE SOUTH 00 DEGREES 00 MINUTES 56 SECONDS EAST, ON SAID NORTHERLY EXTENSION AND ON THE CENTERLINE OF EXISTING COMMON WALL AND ON THE SOUTHERLY EXTENSION THEREOF, 48.00 FEET TO THE SOUTH LINE OF SAID LOT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ON SAID SOUTH LINE, 25.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 00 DEGREES 03 MINUTES 32 SECONDS EAST, ON THE WEST LINE OF SAID LOT, 48.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**REAL ESTATE TRANSFER TAX**

30-Mar-2020



COUNTY: 247.50  
ILLINOIS: 495.00  
TOTAL: 742.50

16-07-324-035-0000 | 20200301636335 | 2-134-499-552

Clerk's Office