

UNOFFICIAL COPY

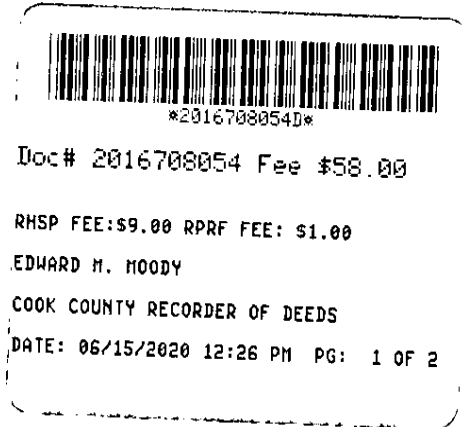
SPECIAL WARRANTY DEED

GRANTOR(S):

SUMMIT DEVELOPMENT, LLC,
a 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

PRESENTLY MAINTAINING OFFICE AT:
27303 N. Chevy Chase Rd.
Mundelein, IL 60060

AP 2005506 10/11 J



(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby REMISE, RELEASE, ALIEN AND CONVEY to:

STEVEN FISHBEIN AND BEVERLY FISHBEIN, HUSBAND AND WIFE, AND MATTHEW FISHBEIN, A SINGLE MAN, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

LEGAL DESCRIPTION: LOT 11 IN NEWBERRY LANE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 5, 2016 AS A DOCUMENT NO. 1621834052 IN COOK COUNTY, ILLINOIS.



NEW P.I.N.: 02-03-208-032-0000

OLD UNDERLYING PINS: 02-03-208-013; 02-03-208-014; 02-03-208-015; 02-03-208-016;
02-03-208-017; 02-03-208-018; 02-03-208-019; 02-03-208-020;
02-03-208-021

PROPERTY ADDRESS: 2366 N. NEWBERRY LANE, PALATINE, IL 60074

The grantor does covenant, promise, and agree to the grantee that is has does not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited against all persons lawfully claiming, or to claim the same, by through or under grantor, grantor will warrant and defend

SUBJECT TO: (a) general real estate taxes for the current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois Common Interest Community Association Act (the "Act" if applicable); (e) the Plat; (f) terms, provisions of the Townhome Documents, including Declaration of Newberry Lane Homeowner's Association, and all amendments exhibits thereto, if any; (g) applicable zoning and building laws and ordinances; (h) encroachments, affecting common areas, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; and (n) drainage ditches, tiles and laterals, if any.

 **MAIL TO** AFTER RECORDING RETURN AND MAIL BACK TO
NEAR NORTH TITLE GROUP
222 NORTH LA SALLE STREET
 **MAIL TO** SUITE 100 LOBBY LEVEL
CHICAGO, ILLINOIS 60601

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Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. TO HAVE AND TO HOLD said real estate forever.

DATED this 16th day of April, 2020

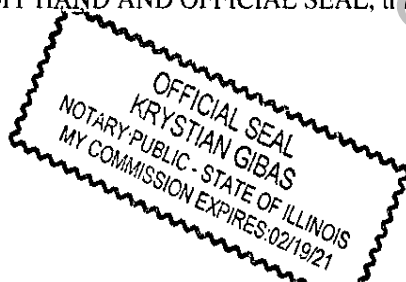
SELLER: SUMMIT DEVELOPMENT, LLC

By: [Signature]
Paul Podedworny, Its Duty Authorized Manager

REAL ESTATE TRANSFER TAX		15-Jun-2020
COUNTY:		162.50
ILLINOIS:		325.00
TOTAL:		487.50
02-03-208-032-0000		20200401661016 0-137-204-448

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Podedworny, Manager of Summit Development, LLC personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his/her 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 16th day of April, 2020



[Signature]
Notary Public

Prepared by: Wyszynski and Associates, P.C., 2500 E. Devon, Ste. 250, Des Plaines, IL 60018

Return to:
MATTHEW FISHBEIN
2366 N. NEWBERRY LN
PALMINE, IL 60074

Send Subsequent Tax Bill To:
MATTHEW FISHBEIN
2366 N NEWBERRY LN
PALMINE, IL 60074