

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)



20255061150

Mail to:

Doc# 2025506115 Fee \$93.00

NVR Title Agency, LLC
9265 Counselors Row Ste. 117
Indianapolis, IN 46240

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2020 12:58 PM PG: 1 OF 2

Name & Address of Taxpayers:

NVR, Inc. d/b/a Ryan Homes
850 Diehl St., Suite 120
Naperville, IL 60563

Above space for revenue stamps

Above space for recorder's use only

The Grantor, FOUR PEAKS, LLC, an Illinois limited liability company, 1001 Feehanville Dr., Mt. Prospect, IL 60056, created and existing under and by virtue of the Laws of the State of Illinois, for consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant to: NVR, INC., a Virginia corporation, d/b/a Ryan Homes, 850 Diehl St., Suite 120, Naperville, IL 60563, created and existing under and by virtue of the Laws of the State of Illinois, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 19 IN BUCKINGHAM PLACE, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 25, 2017 AS DOCUMENT NUMBER 1714445082, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS.

SUBJECT TO: 2019 General real estate taxes not due and payable at time of closing; special assessments confirmed after contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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

Property Address: 770-778 ROCKWELL LANE, DES PLAINES, ILLINOIS 60016

Permanent Index Numbers(s): 09-17-107-019-0000

Dated this: July 13, 2020

FOUR PEAKS, LLC

DES PLAINES Real Estate Transfer Tax No. 65219
SB ILLINOIS 6/30/20 \$2.00 per \$1,000.00
770-778 ROCKWELL
CITY OF DES PLAINES

(SEAL)

GINA M. PAPANICHOLAS BERTOLINI, MANAGER

REAL ESTATE TRANSFER TAX

28-Jul-2020



COUNTY: 211.00

ILLINOIS: 422.00

TOTAL: 633.00

09-17-107-019-0000

20200601611842

0-804-544-224

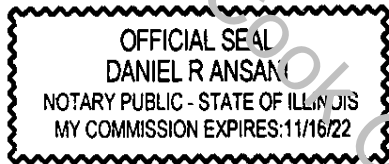
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in State aforesaid, DO HEREBY CERTIFY THAT **Gina M. Papanicholas Bertolini**, personally know to me to be the Manager of Four Peaks, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, she signed, sealed and delivered the said instrument and caused the seal of said company, as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 13th day of July, 2020



[Handwritten Signature]
NOTARY PUBLIC

My commission expires on _____, 20__

PREPARED BY:

ANSANI & ANSANI, P.C.
1411 W. Peterson Ave., Suite 202
Park Ridge, IL 60068

Property of Cook County Clerk's Office