

UNOFFICIAL COPY

Doc#: 2027607161 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/02/2020 10:32 AM Pg: 1 of 3

This instrument prepared by:
Schoenberg, Finkel, Newman &
Rosenberg, LLC
222 W. Riverside Plaza, Suite 2100
Chicago, Illinois 60606
Attention: Joan T. Berg, Esq.

After recording, please return to:
B.J. Farrell Law Offices
3341 Hobson Road
Suite A
Woodridge, Illinois 60517
Attention: B.J. Farrell, Esq.

Send Subsequent Tax Bills to:
BDD Real Estate Holdings LLC
209 Glenview Road
Chicago Heights, Illinois 60411

Commonly known as:
10450 West 163rd Place, Unit A
Orland Park, Illinois 60462

Property Index Number:
27-20-404-007-1001

Dec ID 20200601610134
ST/CO Stamp 0-738-648-544 ST Tax \$315.00 CO Tax \$157.50

2065A960042LP SPECIAL WARRANTY DEED

THE GRANTOR, Southwest Town Building Corp., an Illinois corporation, with an address of 511 Washington Avenue, Wilmette, Illinois 60091, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BDD Real Estate Holdings LLC, an Illinois limited liability company, Grantee, with an address of 18110 Marline Lane, Homewood, Illinois 60430, all interest in the following described Real Estate situated in the County of Cook, in the state of Illinois, to wit:

UNIT NUMBER A IN APPLE KNOLL INDUSTRIAL CONDOMINIUM NUMBER 1 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19 AND 20 IN APPLE KNOLL INDUSTRIAL PARK UNIT 3 SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90461097 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Commonly known as: 10453 West 163rd Place, Unit A, Orland Park, Illinois 60462

Property Index Number: 27-20-404-007-1001

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD said premises forever. The Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, successors and assigns, that Grantor has 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, and that the Grantor WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, but none other. SUBJECT TO: The matters set forth on Exhibit B hereto.

1. General real estate for the year 2020 and subsequent years.
2. Terms, provisions, covenants, conditions, and options contained in and rights and easements established by the Declaration of condominium ownership recorded September 21, 1990 as document 90461097, as amended from time to time.
3. Easement over the North and South 10 feet of Lots 19 and 20 for public utilities and drainage as shown on the Plat of Apple Knoll Industrial Park recorded as document 89163448.
4. 30 foot building line over the South Line of Lots 19 and 20 as shown on the Plat of Apple Knoll Industrial Park recorded as document 89163448.
5. Easement in favor of the Illinois Bell Telephone Company, the Commonwealth Edison Company, NIGas, Cable Company and the Village of Orland Park for public utilities and drainage created by Plat recorded as document 89163448 over the North and South 10 feet of Lot 19 and 20.

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Dated as of June 30, 2020.

Southwest Town Building Corp.,
an Illinois corporation

By: Gerald Grilec
Name: Gerald Grilec
Title: President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DOES HEREBY CERTIFY that Gerald Grilec, the President of Southwest Town Building Corp., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Southwest Town Building Corp., an Illinois corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day of June, 2020.



Joan Maria Berg
Notary Public
My Commission expires:
December 9, 2023