UNOFFICIAL COPY

Grantees Address, and

Eli Finestone, Esq. 4105 Oakton Street Skokie, IL 60076

MAIL SUBSEQUENT TAX BILLS TO: 4105 Oakton Street Skokie, IL 60076



Doc# 2036519030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2020 11:09 AM PG: 1 OF 5

SPECIAL WARRANTY DEED

THE GRANTOR, **HANOVER HOMES LLC**, an Illinois limited partnership, for and in consideration of TEN and no/100 (\$16.00) DOLLARS, in hand paid, WARRANTS and CONVEYS to **PEBBLEWOOD 23**, **LLC**, an **Illinois limited liability company**, the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit:

See Exhibits "A" and "B" attached hereto and by this reference made a part hereof.

to have and to hold said premises for ever.

Permanent Real Estate Index Numbers: See Finibit "A" attached hereto.

Address of Real Estate: See Exhibit "A" attached hereto



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 of 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, its successors and assigns forever.

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, that it 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 Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit B attached hereto and made a part hereof collectively, "Permitted Exceptions").

Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

[SIGNATURE PAGE FOLLOWS]

30/6

FIRST AMERICAN TITLE FILE # 3066835

2036519030 Page: 2 of 5

UNOFFICIAL COP

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

Dated as of DECEMBER 29, 2020.

GRANTOR:

HANOVER HOMES LLC,

an Illinois limited partnership

By: PEBBLEWOOD GENERAL LLC,

General Partner

By: Kinzie Assets, LLC

Sole Member and Manager

Andrew W. Brown, Principal

STATE OF ILLINOIS

COUNTY OF COOK

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Andrew W. Brown, 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 Principal of Kinzie Assets, LLC, the sole member and manager of PEBBLEWOOD GENERAL LLC, General Partner of HANOVER HOMES LLC, he signed and delivered the said instrument, pursuant to authority given by such company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, as of DECEMBER 29, 2020.

Notary Public

[SEAL]

KEITH . MOORE Official (e.) Notary Public - State of P'inor Ay Commission Expires Au 7, 20

This Instrument Was Prepared By:

Keith L. Moore, Esq. 806 Greenwood Street Evanston, IL 60201

REAL ESTATE TRANSFER TAX

30-Dec-2020 5,498.25

COUNTY: ILLINOIS: TOTAL:

10,996.50 16,494.75

06-36-313-044-0000

20201201694556 2-031-927-264

2036519030 Page: 3 of 5

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

REAL ESTATE OWNED BY HANOVER HOMES, LLC

Lots 1 to 12 (except the Southwesterly 5 feet of Lot 8, 9, 10 and 11, as measured perpendicularly to the Southwesterly line thereof taken for road purposes), in J.R. Willens Hanover Terrace Apartments Assessment Plat, a subdivision of (except the Westerly 200 feet of the Southerly 200 feet) of Outlot A and Lots 1 to 11, in Hanover Park Terrace, a subdivision of part of Sections 35 and 36, in Township 41 North, Range 9 East, together with a strip of land 121 feet wide lying Easterly and adjoining Outlot A and Lot 11, in Section 36, Township 41 North, Range 9 East of the Third Principal Meridian, EXCEPTING THEREFROM THE FOLLOWING: Lots 1, 2, 3, 4 and the Southwesterly 19.5 feet of the Northeasterly 36 feet of the Northwesterly 80.68 feet of Lot 5; the Northeasterly 20 feet of Lot 11; and the Northwesterly 68 feet of the Southwesterly 150 feet of Lot 12, all in J.R. Willens Hanover Terrace Apartments Assessment Plat of Outlot A (except the Westerly 200 feet as measured along the Southerly line there of the Southerly 200 feet as measured along the Westerly line thereof of OutlotA) and Lots 1 through 11, in Hanover Park Terrace, a subdivision of parts of Sections 35 and 36, Township 41 North, Range 9 East of the Third Principal Meridian, together with that part of the West half of Section 36 lying Northerly of Lake Street, Easterly of and adjoining the Easterly line of Outlot A and Lot 11, in said Hanover Park Terrace, Southerly of the Northerly line of Lot 11, in said Hanover Park Terrace extended Easterly and Westerly of and adjoining the Westerly line of Block 21 and 24 in Grant Highway Subdivision, Ontarioville, in Cook County, Illinois, being a part of the West half of Section 36, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

Addresses:

2230 Breezewood Terrace, 2290 Breezewood Terrace, 6600 Scott Lane, 6613 Scott Lane, 6633 Scott Lane, 6662 Scott Lane, 6713 Hickory Street, Hanover Park, IL 60133

TO OFFICE Previous Permanent Index #'s: 06-36-313-043-1001 through 1140

Now replaced with Permanent Index #06-36-313-044-0000

Address: 2260 Breezewood Terrace, Hanover Park, Illinois 60133



2036519030 Page: 4 of 5

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS REAL ESTATE OWNED BY HANOVER HOMES, LLC

Form No. 1402.06 ALTA Owner's Policy (6-17-06)

Policy Page 8 Policy Number: 3066835

- General taxes and assessments for the year 2020, and subsequent years which are not yet due and payable.
- Rights of terrarus in possession on the rent roll attached hereto, as tenants only, under unrecorded leases, none containing rights of first refusal or options to purchase.
- Building setback line(s) as shown on the plat of subdivision recorded as document 18813033, as corrected by Certificates of Correction recorded as document nos. 19254515, 19426352 and

(Affects - see documents for particulars)

 Easements for public utilities, ingress and εg ess and parking, as shown on the plat of subdivision recorded as document 20781253 and filed Marc 1 4, 1970 as document LR2493876, and as set forth in Declaration recorded as document 20854335 and occument LR2493877.

(Affects - see documents for particulars)

- 5. Easements for public utilities and drainage shown on the Hanover Park Terrace subdivision recorded as document no. 18813033, as corrected by certificates of correction recorded as document nos. 19254515, 19426352 and 19453602, and the terms and provisions contained therein; and as contained on J.R. Willens Hanover Terrace Apartment Assessment Plat recorded as document nos. 20781253 and LR2493876.
- Easements for public utilities and drainage, as shown on the Declaration of Easement recorded as document 22295360.
 (Affects – see recorded document for particulars)
- Easements for public utilities and drainage, as shown on the Declaration of Easement recorded as document 22295361.
 (Affects – see recorded document for particulars)
- Easement in favor of Northern Illinois Gas Company for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by Gas Main Easement recorded as document 21132805 on April 13, 1970, and filed on January 28, 1985 as document LR3416880, and the terms and conditions thereof.

(Affects - see recorded document for particulars)

EXHIBIT B

2036519030 Page: 5 of 5

Form No. 1402-06 ALTA Owner's Policy (6-17-06) UNOFFICIAL COPY

Policy Page 11 Policy Number: 3066835

- Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for pole lines, conduits and maintenance purposes granted by Underground Cable Right on Corporate Property recorded as document 21367086, recorded on January 11, 1971, and the terms and
- Easement for broadband communications services as established by Grant of Easement from Pebblewood Court Condominium Association to Comcast of Illinois XI, LLC recorded as document 1224410067, and the terms and conditions thereof

(affects - see recorded document for particulars)

- 11. Covenants, conditions and restrictions contained in the Warranty Deed recorded as document 19480740 and any amendments thereto.
- 12. Intentionally Deleted
- 13. Intentionally Deleted
- 14. Intentionally Deleted

Declaration of Removal of Property from the Provisions of the Illinois Condominium Property Act recorded as document no. 1934717006, and the terms and conditions contained therein.