

UNOFFICIAL COPY

Grantees Address
MAIL RECORDED DEED TO: 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

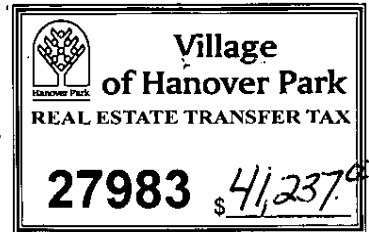
THE GRANTOR, **HANOVER HOMES LLC**, an Illinois limited partnership, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, in hand paid, WARRANTS and CONVEYS to **PEBBLEWOOD 23, LLC**, an Illinois limited liability company, the following described Real Estate situated in the County of **COOK** 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 forever.

Permanent Real Estate Index Numbers: See Exhibit "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

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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, 6630 Scott Lane, 6613 Scott Lane, 6633 Scott Lane, 6662 Scott Lane, 6713 Hickory Street, Hanover Park, IL 60133

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

EXHIBIT A

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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

1. General taxes and assessments for the year 2020, and subsequent years which are not yet due and payable.
2. Rights of tenants in possession on the rent roll attached hereto, as tenants only, under unrecorded leases, none containing rights of first refusal or options to purchase.
3. 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 19453602.
(Affects – see documents for particulars)
4. Easements for public utilities, ingress and egress and parking, as shown on the plat of subdivision recorded as document 20781253 and filed March 4, 1970 as document LR2493876, and as set forth in Declaration recorded as document 20854335 and document 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.
6. Easements for public utilities and drainage, as shown on the Declaration of Easement recorded as document 22295360.
(Affects – see recorded document for particulars)
7. Easements for public utilities and drainage, as shown on the Declaration of Easement recorded as document 22295361.
(Affects – see recorded document for particulars)
8. 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

