

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

206NWT7710CS

(1/1)  
\$

Doc#: 2104246287 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/11/2021 02:21 PM Pg: 1 of 4

Dec ID 20210101605376  
ST/CO Stamp 0-015-292-432 ST Tax \$245.00 CO Tax \$122.50

SEND SUBSEQUENT TAX BILLS  
TO GRANTEE'S ADDRESS:

ALPAR PROPERTY GROUP, LLC  
9550 Sergo Dr., Unit 109  
Mc Cook, IL 60525

This Special Warranty Deed is made this 5<sup>th</sup> day of January, 2021, by and between **SD4T GROUP LLC**, ("Grantor"), having an address at and **ALPAR PROPERTY GROUP, LLC**, an Illinois limited liability company" of 9550 Sergo Drive, Unit 109, McCook, IL 60525, ("Grantee") in fee simple forever.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, the property described on EXHIBIT "A" attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "Real Estate").

This conveyance is made, and the Real Estate is subject to (i) any homeowner or condominium declarations, covenants, restrictions or similar agreements affecting or encumbering the Real Estate; (ii) all matters of record; (iii) real estate taxes or assessments which are not yet due and payable; (iv) zoning ordinances and requirements affecting the Real Estate or its use adopted by any governmental body; (v) any matter that would be revealed by an accurate survey of the Real Estate; (vi) any applicable governmental regulation, including, without limitation, any governmental regulation regarding the maintenance or condition of the Real Estate; and (viii) matters created, suffered or permitted by or through the Grantee (collectively, the "Permitted Exceptions").

Together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the 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 or equity, of, in and to the Real Estate with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Real Estate with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise, and agree, to and with the Grantee, and its assigns, that except for the Permitted Exceptions, the Grantor has not done or suffered to be done, anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that except for the Permitted Exceptions, said Real Estate, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND FOREVER DEFEND.

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EXECUTED this 5 day of January, 2021

SD4T GROUP LLC

By: [Signature]  
 Name: DAVID MORTIMER  
 Title: PARTNER

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Mortimer 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of January, 2021.

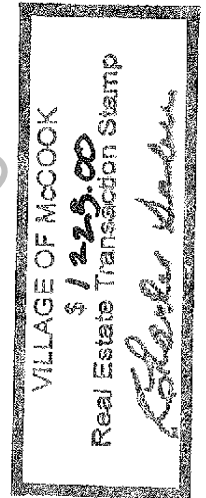
[Signature]  
 NOTARY PUBLIC



[Handwritten initials] 1-7-21

This document prepared by:  
 Elizabeth J. Parish  
 Parish Law Office LLC  
 3223 S. Lowe Ave.  
 Chicago, IL 60616

After Recording Return to:  
 Alpar Property Group, LLC  
 9550 <sup>W</sup>Sergo Drive, Unit 109  
 McCook, IL 60525



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## EXHIBIT "A"

<sup>W</sup>  
9550 Sergo Dr., Unit 109, Mc Cook, IL 60525  
P.I.N.: 18-10-300-042-1017

PARCEL 1: UNIT 109 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 9550 SERGO DRIVE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0709915023, IN SECTION 10, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

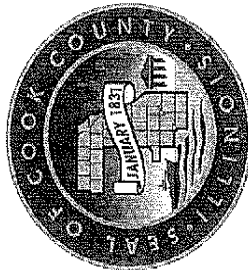
PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENT DATED JULY 30, 1999 AND RECORDED NOVEMBER 5, 1999 AS DOCUMENT NUMBER 09045791 AND AS CREATED BY DEED FROM CENTERPOINT PROPERTIES TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST RECORDED OCTOBER 20, 2006 AS DOCUMENT NUMBER 0629302006 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, UNDER AND ACROSS, IN AND UPON LOT "A" DESCRIBED THEREIN AS "ROADWAY" AS DEPICTED ON THE PLAT OF SUBDIVISION.

DEPT. OF Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

15-Jan-2021



<b>COUNTY:</b>	122.50
<b>ILLINOIS:</b>	245.00
<b>TOTAL:</b>	367.50

Property of Cook County Clerk's Office

18-10-300-042-1017

20210101605376

0-015-292-432