

# UNOFFICIAL COPY

Doc#: 2106341108 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/04/2021 12:16 PM Pg: 1 of 5

Dec ID 20201101648926  
ST/CO Stamp 0-240-166-880 ST Tax \$195.00 CO Tax \$97.50

**This Document Prepared By:**

Ginali Associates PC  
947 N. Plum Grove Road  
Schaumburg, IL 60172

**After Recording Return To:**

Redeveloped Properties LLC  
301 White St, Suite C  
Frankfort, IL 60423

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 05 day of November, 2020, between **U.S. Bank National Association** hereinafter ("Grantor"), and, **Redeveloped Properties LLC**, whose mailing address **301 White St, Suite C, Frankfort, IL 60423** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **1073 Wakefield Drive, Elgin, IL 60120**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to all matters set forth on Exhibit B.





FIDELITY NATIONAL TITLE OC20006284

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

REAL ESTATE TRANSFER TAX		01-Dec-2020
		COUNTY: 97.50
		ILLINOIS: 195.00
		TOTAL: 292.50
06-07-219-005-0000	20201101648926	0-240-166-880

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Executed by the undersigned on November 05, 2020:

GRANTOR:  
U.S. Bank National Association

By: *Jennifer K. Palmberg*  
Name: Jennifer K. Palmberg  
Title: Vice President

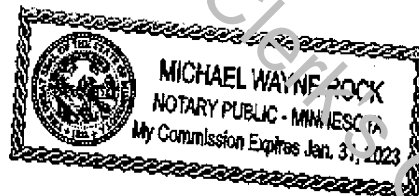
STATE OF Minnesota  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me on November 05, 2020 by Jennifer K. Palmberg its Vice President on behalf of U.S. Bank National Association who is known to me or has produced N/A as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Given under my hand and official seal, this 05 day of November, 2020.

Commission expires 01/31, 2023  
Notary Public

*Michael Wayne Rock*  
Notary



SEND SUBSEQUENT TAX BILLS TO:

Redeveloped Properties LLC  
301 White St, Suite C  
Frankfort, IL 60423

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**Exhibit A**  
**Legal Description**

LOT 19 IN COBBLERS CROSSING, UNIT 14, BEING A SUBDIVISION OF PART OF THE EAST ½ OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1993 AS DOCUMENT 93793792, IN COOK COUNTY, ILLINOIS.

TAX NO. 06-07-219-005-0000

COMMONLY KNOWN AS: 1073 WAKEFIELD DRIVE, ELGIN, IL 60120

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## **Exhibit B Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.