

UNOFFICIAL COPY

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

Limited Liability Company to
Tenants by Entirety

Doc#: 2108501180 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/26/2021 09:36 AM Pg: 1 of 3

Dec ID 20201201602864
ST/CO Stamp 0-849-558-544 ST Tax \$235.50 CO Tax \$117.75

Preparer File: 3060831

THE GRANTOR, 402 OPP, LLC a Colorado limited liability company for and in consideration of \$10.00 ten and none/100 and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to John Bassmaji and Sanja Dukic, husband and wife ("Grantees") not as joint tenants but as TENANTS BY ENTIRETY of the Village of Schiller Park, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois (the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the Property as above described unto the Grantee, its successors and assigns. And Grantor, for themselves and their successors, do covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except as listed in the First American title commitment 3060831 and that the said Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND against its own acts and none other, **SUBJECT TO:** Terms, provisions, covenants, conditions of the Declaration of Condominium, building lines and easements if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers:

12-16-204-051-1042 (Unit 402)
12-16-204-051-1077 (Parking Spot P-81)

FIRST AMERICAN TITLE

ORDER# 3060831

Address of Real Estate: 9864 W. Leland, Unit 402, Schiller Park, IL 60176.



First American
Title Insurance Company

Special Warranty Deed

EXHIBIT A
UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: UNIT 402 AND P-81 AND THE EXCLUSIVE USE OF P-36 AND S-36, LIMITED COMMON ELEMENTS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ONE PARK PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0821018031, AS AMENDED FROM TIME TO TIME, IN THE NORTH 1/2 OF PART OF SECTIONS 9 AND 16 , TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNDERLYING LEGAL :

PARCEL 1: LOTS 25 TO 43, BOTH INCLUSIVE, IN BLOCK 24 IN FAIRVIEW, BEING EBERHART AND ROYCES SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 (EXCEPT THEREFROM THE WEST 16 1/2 FEET OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16) IN TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, EXCEPTING THEREFROM THAT PARCEL CONDEMNED IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CIRCUIT COURT CASE 81L-8438, SAID PARCEL BEING KNOWN AS PARCEL 0008 AND DESCRIBED AS FOLLOWS:

THAT PART OF THE LOT 25 IN BLOCK 24 OF FAIRVIEW BEING EBERHART AND ROYCE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 ALL IN THE TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT A STRIP OF LAND 16 1/2 FEET WIDE OFF THE WEST END OF THE NORTHEAST 1/4 OF SAID SECTION 16), DESCRIBED AS LYING SOUTHWESTERLY OF A LINE DROWN FROM A POINT ON THE WEST LINE OF SAID LOT 25 A DISTANCE OF 20.0 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO THE SOUTHEAST CORNER, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJOINING LOTS 25 TO 43 IN BLOCK 24 IN FAIRVIEW, BEING EBERHART AND ROYCE'S SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 12-16-204-051-1042 (VOL. 064) and 12-16-204-051-1077 (VOL. 064)

Property Address: 9864 West Leland , Unit 402, Schiller Park, Illinois 60176

UNOFFICIAL COPY

Dated this 31st day of December 2020

402 OPP, LLC, a Colorado Limited Liability Company (the "Grantor")

By: Rosato Family Limited Partnership
Its: Sole Member

By: [Signature]
Name: Raymond Rosato
Its: General Partner

STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Raymond Rosato, General Partner of the Rosato Family limited partnership sole member of 402 OPP, LLC 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

signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 8th day of December 2020.



[Signature]
Notary Public

Prepared by:
Michael A. Wilson, Esq. of
Equis Law Group, LLC
2901 Butterfield Road
Oak Brook, IL 60523

Mail to:
Christopher B. Titcomb, Esq. of
Titcomb Law Group, P.C.
134 N. LaSalle Street, St. 1720
Chicago, IL 60602

Name and Address of Taxpayer:

John Bassmaji and Sanja Dukic
9864 W. Leland, Unit 402
Schiller Park, IL 60167

