

UNOFFICIAL COPY

Doc#: 2134407138 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/10/2021 06:48 AM Pg: 1 of 4

Prepared by:

Dennis P. Lindell, Esq.
Lindell & Tessitore P.C.
1755 Park St., Suite 200, Naperville, IL 60563

Dec ID 20211101654934
ST/CO Stamp 1-083-740-816 ST Tax \$195.00 CO Tax \$97.50

When Recorded, Return to:

Piercy & Associates, LTD.
1525 S. Grove Ave. Suite 204
Barrington, IL 60010

Mail Tax Bills to:

Alla Lopatkina
Oleksiy Fartushnyy
698 W. Meryls Ct.
Palatine, IL 60074

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that 2020BBT-R, LLC-Abbey Woods Series, a Delaware limited liability company ("Grantor"), with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018, **CONVEYS AND SPECIALLY WARRANTS** to Alla Lopatkina and Oleksiy Fartushnyy, as joint tenants with rights of survivorship ("Grantee"), with a principal address at 698 W. Meryls Ct., Palatine, Illinois 60074 for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE PART HEREOF

The subject Real Estate does not constitute homestead property of Grantor.

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to said Real Estate to Grantee as to and against its acts only and none other.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

CT 21NW7146989NP

UNOFFICIAL COPY

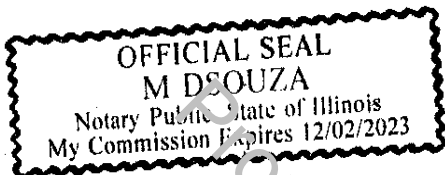
IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 19 day of November, 2021

GRANTOR: 2020BBT-R, LLC-Abbey Woods Series, a Delaware limited liability company

By: Barrington Bank & Trust Company, N.A., as Sole Member

By: Milicic Natasa, AVP
Natasa Milicic

Title: Assistant Vice President



STATE OF ILLINOIS)

COUNTY OF COOK)

I, Melba Dsouza, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Natasa Milicic personally known to me to be an Assistant Vice President of Barrington Bank & Trust Company, N.A., sole member of 2020BBT-R, LLC-Abbey Woods Series, a Delaware limited liability company and 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 such authorized officer, she signed and delivered the said instrument pursuant to authority given by the company as her free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 19th day of November, 2021.

M. Dsouza

Special Warranty Deed

Grantee: Alla Lopatkina & Oleksiy Fartushnyy

Grantor: 2020BBT-R, LLC-Abbey Woods Series

Property Address: Lot 3 Abbey Woods Subdivision

Parcel Number: 01-13-301-014-0000

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PIN NUMBERS: 01-13-301-014-0000

COMMON ADDRESS: Lot 3 Abbey Woods Subdivision

LOT 3 OF THE ABBEY WOODS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13. TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 2007, AS DOCUMENT NO. 0722115101 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 26, 2010 AS DOCUMENT 1002649069, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. Private, public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules.
6. Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.
8. All title exceptions and matters contained within that certain marked-up Title Commitment 21NW7146989NP with an effective date of November ____, 2021.
9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
10. All of the matters, terms, and conditions set forth in that certain Vacant Land Sales Contract between Grantor and Grantee with an Acceptance Date of October 15, 2021, as may be amended.
11. Matters which would be disclosed on an accurate ALTA Survey