

UNOFFICIAL COPY

Doc#. 2203107227 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2022 10:52 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

Dec ID 20220101692730

THIS SPECIAL WARRANTY DEED made this 29th day of December 2021 by **TERRACE INVESTMENTS, LLC, an Illinois limited liability company**, as the owner of fee simple title in and to the real estate described below ("**GRANTOR**"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does hereby **REMISE, RELEASE, AND CONVEY** to **3060 BOYLE, LLC, an Illinois limited liability company ("**GRANTEE**")**, and to its successors, assigns and grantees, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**SEE EXHIBIT A FOR LEGAL DESCRIPTION
ATTACHED HERETO AND MADE A PART HEREOF**

PERMANENT INDEX NUMBER:
12-26-201-052-0000

PROPERTY COMMONLY KNOWN AS:
3060 BOYLE TERRACE, RIVER GROVE, ILLINOIS 60171

VILLAGE OF RIVER GROVE
**Exempt
Property**

No. 2125
K.A. Yarbrough
Approved

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way 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 the Grantor, either in law or 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 the Grantee, its successors, assigns and grantees forever.

The Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors, assigns and grantees, that Grantor has not done or suffered to be done, anything whereby the 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, Grantor **WILL WARRANT AND DEFEND**.

THE PREMISES CONVEYED HEREBY IS SOLD IN ITS "AS IS" "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor, by and through all of its members, have executed and delivered this instrument, the day and year first above written.

TERRACE INVESTMENTS, LLC, by all of its members:

FRANCIS CIRONE, as Trustee of the Francis J. Cirone Trust Dated 6/15/2001

~~GARY V. CIRONE, as Trustee of the Gary V. Cirone Trust Dated 9/17/1999~~

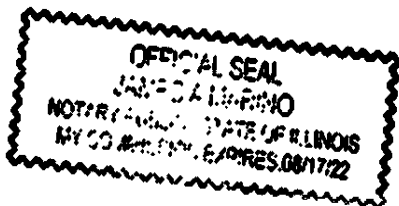
~~THOMAS J. CIRONE, as Trustee of the Thomas J. Cirone Trust Dated 5/25/2016~~

Property of

STATE OF ILLINOIS))
)) SS.
COUNTY OF COOK))

I, J. MARINO the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANCIS CIRONE, ~~GARY V. CIRONE~~ and ~~THOMAS J. CIRONE~~, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that each of them is a Member of TERRACE INVESTMENTS, LLC, an Illinois limited liability company ("Company"), and that they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of December 2021.



[Signature]
Notary Public

My Commission Expires: 08/17/22

INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

James A. Marino
JAMES A. MARINO, P.C.
5521 N. Cumberland Avenue, Suite 1109
Chicago, Illinois 60656
(773)775-0707
www.MarinoLaw.com

SEND SUBSEQUENT TAX BILLS TO:

3060 Boyle, LLC
3060 Boyle Terrace
River Grove, Illinois 60171


UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor, by and through all of its members, have executed and delivered this instrument, the day and year first above written.

TERRACE INVESTMENTS, LLC, by all of its members:

~~FRANCIS CIRONE, as Trustee of the Francis J. Cirone Trust Dated 6/15/2001~~

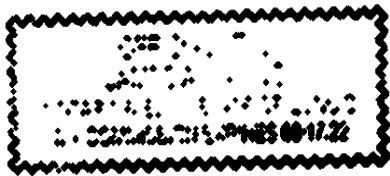
~~GARY V. CIRONE, as Trustee of the Gary V. Cirone Trust Dated 9/17/1999~~

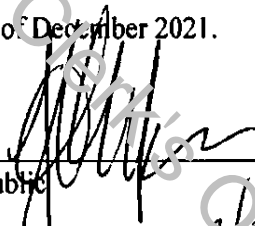

THOMAS J. CIRONE, as Trustee of the Thomas J. Cirone Trust Dated 9/27/2005

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

I, J. MARINO the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~FRANCIS CIRONE, GARY V. CIRONE and THOMAS J. CIRONE~~, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that each of them is a Member of TERRACE INVESTMENTS, LLC, an Illinois limited liability company ("Company"), and that they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of December 2021.




Notary Public
My Commission Expires: 08/17/2022

INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

James A. Marino
JAMES A. MARINO, P.C.
5521 N. Cumberland Avenue, Suite 1109
Chicago, Illinois 60656
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3060 Boyle Terrace
River Grove, Illinois 60171

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor, by and through all of its members, have executed and delivered this instrument, the day and year first above written.

TERRACE INVESTMENTS, LLC, by all of its members:

~~FRANCIS CIRONE, as Trustee of the Francis J. Cirone Trust Dated 6/15/2001~~

GARY V. CIRONE, as Trustee of the Gary V. Cirone Trust Dated 9/17/1999

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

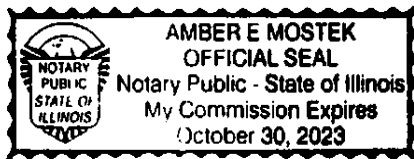
1/3/22 Amber Mostek
DATE REPRESENTATIVE

~~THOMAS J. CIRONE, as Trustee of the Thomas J. Cirone Trust Dated 9/27/2005~~

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, AMBER MOSTEK the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~FRANCIS CIRONE, GARY V. CIRONE and THOMAS J. CIRONE~~, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that each of them is a Member of **TERRACE INVESTMENTS, LLC, an Illinois limited liability company ("Company")**, and that they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of January 2022.



Amber Mostek
Notary Public

My Commission Expires: 10/30/23

INSTRUMENT PREPARED BY AND AFTER RECORDING MAIL TO:

James A. Marino
JAMES A. MARINO, P.C.
5521 N. Cumberland Avenue, Suite 1109
Chicago, Illinois 60656
(773)775-0707
www.MarinoLaw.com

SEND SUBSEQUENT TAX BILLS TO:

3060 Boyle, LLC
3060 Boyle Terrace
River Grove, Illinois 60171

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EXHIBIT A

LEGALLY DESCRIBED AS FOLLOWS:

LOT 13 (EXCEPT THE NORTH 30 FEET THEREOF) AND THE NORTH 38 FEET OF LOT 14 IN BLOCK 1 IN RIVER GROVE ESTATES BEING A SUBDIVISION OF THE NORTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

12-26-201-552-0000

PROPERTY COMMONLY KNOWN AS:

3060 BOYLE TERRACE, RIVER GROVE, ILLINOIS 60171

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

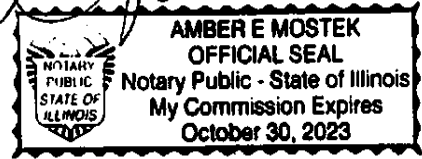
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/3/22

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said GRANTOR
dated 01/03/2022

Notary Public Amber Mostek



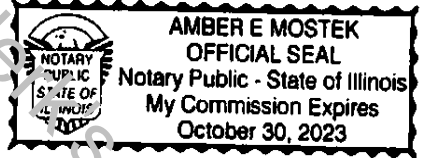
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/3/22

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said GRANTEE
dated 01/03/2022

Notary Public Amber Mostek



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.