

# UNOFFICIAL COPY

Doc#. 2206107437 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/02/2022 12:34 PM Pg: 1 of 3

Dec ID 20220201627999  
ST/CO Stamp 1-540-209-040 ST Tax \$543.00 CO Tax \$271.50

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made this 22nd day of February, 2022, between **RSD MISSION HILLS II, LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("**Grantor**"), Mark Lucido, whose address is 420 E. Waterside Dr. Unit 910, Chicago, IL 60601 ("**Grantee**")

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof, commonly known as: **3733 Provenance Way, Northbrook, Illinois 60062**

*This space reserved for Recorder's use only.*

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

**TO HAVE AND TO HOLD** the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on Exhibit A attached hereto.

**IN WITNESS WHEREOF**, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:  
Todd Fishbein, Esq.  
Red Seal Development Corp.  
425 Huehl Road, Building 18  
Northbrook, IL 60062

**RSD MISSION HILLS II, LLC**, an Illinois limited liability company  
By: **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation,  
its sole manager

By:   
Brian Hoffman, President

Old Republic National Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

# 22146551 1/2

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STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Brian Hoffman, personally known to me to be the President of **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation and the sole Manager of **RSD MISSION HILLS II, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 22nd day of <sup>February</sup> January 2022.

  
\_\_\_\_\_  
Notary Public

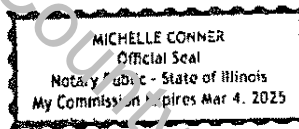
**SEND RECORDED DEED TO:**



~~Law Offices of Michael R. Karnuth,  
Michael R. Karnuth, Esq.,  
55 E. Monroe, Suite 3800  
Chicago, IL 60603~~

Mark Lucido  
3733 Provenance Way  
Northbrook, IL 60062

**SEND SUBSEQUENT TAX BILLS TO:**

Mark Lucido  
3733 Provenance Way  
Northbrook, Illinois 60062



REAL ESTATE TRANSFER TAX		2020-2022
	COUNTY:	271.50
	ILLINOIS:	543.00
	TOTAL:	814.50

04-18-203-088-0000 | 20220201627899 | 1-540-209-040

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## EXHIBIT A

### **PARCEL 1:**

THE NORTH 26.33 FEET OF THE SOUTH 77.08 FEET OF LOT 5, IN PROVENANCE SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 1, 2 AND 3 LYING EASTERLY OF THE CENTERLINE OF SANDERS ROAD IN COOK COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 2015 AS DOCUMENT NO. 1532229026, IN COOK COUNTY, ILLINOIS.

**STREET ADDRESS:** 3733 Provenance Way, Northbrook, Illinois 60062  
**P.I.N.:** 04-18-203-088-0000

### **PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DELINEATED AND DEFINED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 23, 2015 AS DOCUMENT NUMBER 1535745004 AND AS AMENDED BY FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 4, 2016 AS DOCUMENT NUMBER 1617616110 AND AS AMENDED BY SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED APRIL 4, 2017 AS DOCUMENT NUMBER 1709433188 AND AS AMENDED BY THIRD AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 29, 2017 AS DOCUMENT NUMBER 1733347018.

### **SUBJECT TO:**

(1) general real estate taxes not due and payable at the time of Closing; (2) Master Declaration of Covenants, Conditions, Restrictions and Easements for Provenance dated December 22, 2015 and recorded December 23, 2015 as document number 1535745004. First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Provenance dated June 23, 2016 and recorded June 24, 2016 as document number 1617616110. Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Provenance dated March 31, 2017 and recorded April 4, 2017 as document number 1709433188; Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Provenance dated November 21, 2017 and recorded November 29, 2017 as document number 1733347018; (3) Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements for the Provenance Duplexes dated December 22, 2015 and recorded December 23, 2015 as document number 1535745005; (4) Subdivision Agreement by and between the Village of Northbrook and RSD Mission Hills, LLC (Provenance Subdivision -- 3580-3900 Techny Road) dated October 3, 2015 and recorded November 18, 2015 as document number 1532229027; (5) Declaration of Restrictive Covenant dated November 18, 2015 and recorded November 18, 2015 as document number 1532229028 made by and between RSD Mission Hills, LLC, an Illinois limited liability company and the Village of Northbrook, a municipal corporation relating to prohibition of storage, location or maintenance of any vehicles used in conjunction with the Mission Hills Golf Course on the subject premises as well as prohibition against Mission Hills Golf Course vehicles accessing the subject premises via Techny Road or Sanders Road and the terms, provisions and conditions contained therein; (6) Provenance Development Agreement by and between RSD Mission Hills and Mission Hills Homeowner's Association recorded November 20, 2015 as document number 1532444088; (7) Covenants, conditions and restrictions contained in Plat of Subdivision for the Provenance Subdivision recorded November 11, 2015 as document number 1532229026. (8) Easement for public utilities and drainage as shown on Plat of Provenance Subdivision recorded November 18, 2015 as document number 1532229026 (affecting the Northerly 10 feet & Westerly 15 feet of the land). (9) Mission Brook Sanitary District Easement as shown on Plat of Provenance Subdivision recorded November 18, 2015 as document number 1532229026.