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22068220180

Doc# 2206822018 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2022 11:18 AM PG: 1 OF 3

PREPARED BY:

Courtney Nussbaum, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602

WHEN RECORDED RETURN TO:

Madden, Jiganti, Moore & Sinars, LLP
190 S. LaSalle St., Suite 1700
Chicago, Illinois 60603
Attn: Graham Conatser, Esq.

SEND FUTURE TAX BILLS TO:

LSCD OF GLENVIEW LAKE STREET, LLC
777 Lake Zurich Road, Suite 200
Barrington, Illinois 60010

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

On this 15 day of December, 2021, **MILLBROOK GLENVIEW LLC**, an Illinois limited liability company ("**GRANTOR**"), whose address is 485 Half Day Road, Suite 220, Buffalo Grove, Illinois 60089, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND CONVEYS to **LSCD OF GLENVIEW LAKE STREET, LLC**, an Illinois limited liability company ("**GRANTEE**"), whose address is 777 Lake Zurich Road, Suite 200, Barrington, Illinois 60010, all interest in the real estate legally described on **Exhibit A** attached hereto.

Common Address: 3701 and 3703 W. Lake Avenue, Glenview, Illinois 60026

PINS: 04-28-300-027-0000 and 04-28-300-028-0000

This is not homestead property.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to (a) all real estate taxes and assessments not yet due and payable; (b) all easements, covenants, conditions, restrictions and other matters of record; and (c) all matters that are or would be shown on an accurate plat of survey of the real estate conveyed pursuant to this Special Warranty Deed.

[Signatures begin on next page]

REAL ESTATE TRANSFER TAX

09-Mar-2022



COUNTY: 1,911.00
ILLINOIS: 3,822.00
TOTAL: 5,733.00

04-28-300-027-0000

20211201657168 | 1-180-165-520

1 of 1
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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

MILLBROOK GLENVIEW LLC,
an Illinois limited liability company

By: *Bruce Hecktman*
Name: Bruce Hecktman
Title: Authorized Signatory

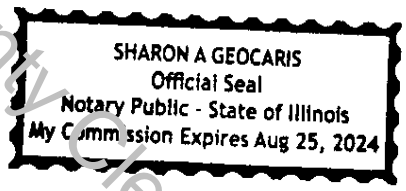
STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Bruce Hecktman, the Authorized Signatory of Millbrook Glenview, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 10th day of December, 2021

Sharon A. Geocaris
Notary Public

My Commission Expires: August 25, 2024



(Seal)

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 AND 2 IN MORELLI'S RESUBDIVISION OF LOTS 1, 2 AND 3 OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS IN FAVOR OF PARCEL 1, AFORESAID AS CREATED BY RECIPROCAL GRANT OF EASEMENTS DATED JULY 31, 1989 AND RECORDED AUGUST 4, 1989 AS DOCUMENT 89358281 FOR INGRESS AND EGRESS FROM AND TO LAKE AVENUE OVER SO MUCH OF LOT 1 IN SAID MORELLI'S SUBDIVISION AS IS PRESENTLY OR SUBSEQUENTLY IMPROVED AS PART OF A DRIVEWAY AND LANES BETWEEN MARKED PARKING SPACES FOR USE OF VEHICULAR TRAFFIC USED IN CONNECTION WITH SAID PARCEL 1, AND OVER THOSE PORTIONS OF LOT 1 IN SAID SUBDIVISION FOR THE USE OF MARKED PARKING SPACES.

PARCEL 3:

NON-EXCLUSIVE 30 FOOT EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DOCUMENT RECORDED NOVEMBER 24, 1972 AS DOCUMENT 22130870 FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND UPON THE PREMISES AS SET FORTH IN EXHIBIT ATTACHED THERETO.

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PINs: 04-28-300-027-0000 and 04-28-300-028-0000