

UNOFFICIAL COPY

**Special Warranty Deed
LIMITED LIABILITY
COMPANY TO INDIVIDUAL(S)**

Doc#: 2221619002 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/04/2022 09:11 AM Pg: 1 of 4

Dec ID 20220701694565
ST/CO Stamp 0-718-635-600 ST Tax \$390.00 CO Tax \$195.00

ILLINOIS

FIDELITY NATIONAL
TITLE OC22007301

Above Space for Recorder's Use Only

THIS AGREEMENT between BGRS, LLC, Delaware limited liability company, having its office at 16260 N. 71st Street, Suite 200, Scottsdale, AZ 85254, and duly authorized to transact business in the State of Illinois, party of the first part, and

Gregg R. Sheppelman

(Name and Address of Grantee-s) party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, 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 Legal Description Rider attached as Page 3 hereto).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 party of the first part, 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said 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, it COOK WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 02-15-401-057-1005

Address of Real Estate: 240 N. Brockway Street, Palatine, Illinois 60067-5059

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The date of this deed of conveyance is May 19, 2022

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Vice President and Assistant Secretary and attested by its Vice President and Assistant Secretary, on the date stated herein.

Name of Limited Liability Company:
BGRS, LLC

Malandra Hunt
By: Malandra Hunt, Authorized Closing Agent

State of MICHIGAN)
) ss
County of OAKLAND)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Malandra Hunt, personally known to me to be the Authorized Closing Agent of BGRS, LLC, 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 Closing Agent, she signed and delivered the said instrument pursuant to authority given by the Board of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

KAY M MUNGER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 2/12/2027
Acting in the County of Oakland

(Impress Seal Here)

(My Commission Expires _____)

Given under my hand and official seal this 19th day of May 2022.

Kay M. Munger
Notary Public

This instrument was prepared by:
John Knobloch
KNOBLOCH LAW FIRM
1001 East Chicago Avenue
Suite 119
Naperville IL 60540

Send subsequent tax bills to:

Gress Sheppelman
240 N. Brockway Street
Palatine IL 60067-5059
GRANTEE'S ADDRESS ^

Recorder-mail recorded document to:

Jeffrey Evers
6707 N Milwaukee
202
Niles IL 60714

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LEGAL DESCRIPTION RIDER

For the premises commonly known as 240 N. Brockway Street, Palatine, Illinois 60067-5059:

UNIT 5 IN VILLAGE GREEN TOWNHOMES CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF LOTS 2 AND 3 IN BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15 TOWNSHIP 42 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 7, 1995 AS DOCUMENT 95597196 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		03-Aug-2022
	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00
02-15-401-057-1005		20220701694565 0-718-635-600