

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This Instrument Prepared By And
After Recording Return To:

McDermott Will & Emery LLP
444 West Lake Street, Suite 4000
Chicago, Illinois 60606
Attn: David R. Neville



2226315000

Doc# 2226315000 Fee \$88.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2022 09:45 AM PG: 1 OF 4

[Above Space for Recorder's Use Only]

THE GRANTORS, **GREG CASE and MAMIE B. CASE, husband and wife**, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, hereby GRANT, BARGAIN, SELL AND CONVEY unto **HIGGWINN LLC**, an Illinois limited liability company, all of Grantors' right, title, and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois,
to-wit:

SEE ATTACHED EXHIBIT A

Common Address: 900 Higginson Lane, Winnetka, Illinois 60093

PIN: 05-20-407-049-0000

TO HAVE AND TO HOLD said real estate with all privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to said grantee, its successors and assigns, forever, subject to easements, covenants, conditions, restrictions, and reservations of record, building lines, public and utility easements, zoning and building codes, and real estate taxes and assessments not yet due and payable. Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but none other.

And Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

[signature page follows]

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IN WITNESS WHEREOF, Grantors have executed and delivered this Special Warranty Deed as of the 26 day of August, 2022.

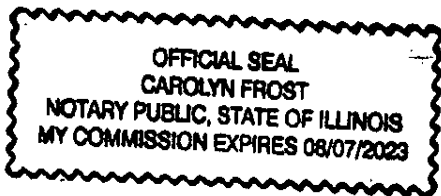
Greg Case
Greg Case

Mamie B Case
Mamie B. Case

STATE OF Illinois)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Greg Case and Mamie B. Case**, 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 they executed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26 day of August, 2022.



Carolyn Frost
Notary Public
(SEAL)

Grantee's Address and
Send Subsequent Tax Bills to:

Higgwinn LLC
901 Higginson Lane
Winnetka, Illinois 60093

This Deed is exempt from transfer taxes under 35 ILCS 200/31-45(e)

8/26/22 Greg Case
Date Grantor, Grantee or Agent

REAL ESTATE TRANSFER TAX		20-Sep-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

05-20-407-049-0000 | 20220901642792 | 0-731-420-240

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EXHIBIT A

LEGAL DESCRIPTION

LOT 3 IN MEADOWREACH, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1956 AS DOCUMENT 16642091 IN COOK COUNTY, ILLINOIS

Common Address: 900 Higginson Lane, Winnetka, Illinois 60093

PIN: 05-20-407-049-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

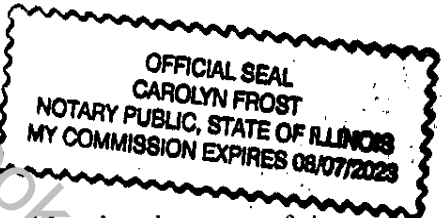
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: 8/26, 2022

Ary Cox
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 26 day of August, 2022.

[Signature]
Notary Public (SEAL)



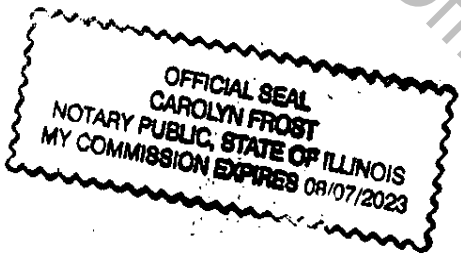
The Grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 8/26, 2022

Marcus B Case
Grantee or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 26 day of August, 2022.

[Signature]
Notary Public (SEAL)



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