

FIRST AMERICAN TITLE  
FILE # 3146157

Doc#: 2304010270 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/09/2023 04:09 PM Pg: 1 of 6

The This Instrument Prepared By

Andrew L. Glubisz, Esq.  
Chuhak & Tecson, P.C.  
120 S. Riverside Plaza, Ste. 1700  
Chicago, IL 60606

Dec ID 20230201647999  
ST/CO Stamp 1-194-440-528

and After Recording Return To:

E. Kenneth Friker, Esq.  
Klein, Thorpe and Jenkins, Ltd.  
15010 S. Kavonia Avenue, Ste. 10  
Orland Park, Illinois 60462-5353

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 7<sup>th</sup> day of February, 2023, between **LILY POND LLC C SERIES**, an Illinois limited liability company ("Grantor"), and **THE BOARD OF LIBRARY TRUSTEES OF THE RIVER GROVE PUBLIC LIBRARY DISTRICT, COOK COUNTY, ILLINOIS, a municipal corporation** ("Grantee") WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (the "Premises"):

See **Exhibit A** attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the said Premises, together with all and singular the rights, rents, issues, profits, hereditaments and appurtenances thereto or in anywise appertaining or belonging, unto the Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors 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 it **WILL WARRANT AND FOREVER DEFEND**, said Premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to those matters listed on **Exhibit B** attached hereto and made a part hereof, but not otherwise, it being acknowledged that Grantor makes no other warranty or covenant in this special warranty deed other than such special warranty of title to the Premises conveyed hereby.



# UNOFFICIAL COPY

## Exhibit A

### Legal Description

LOTS 21, 22 AND THAT PART OF LOT 23, LYING EASTERLY OF A LINE BEING DESCRIBED AS BEING 2.15 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 23 AND 2.75 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 23 IN VOLK BRO.'S FIRST ADDITION TO CHICAGO HOME GARDENS, IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 8301 West Grand Avenue, River Grove, IL 60171

PIN: 12-26-410-007-0000; 12-26-410-008-0000 & 12-26-410-034-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit B

### Permitted Exceptions

1. General Taxes for the year 2022 and subsequent years.
2. Rights or interests of the adjoining owners in and relating to a party wall located along or adjacent to the subject property.

Property of Cook County Clerk's Office

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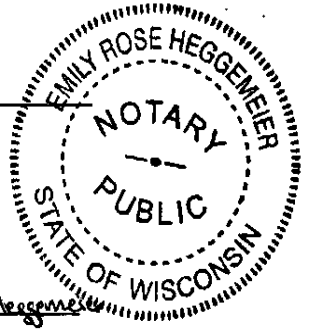
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

Date: February 7, 2023.

Lily Pond LLC C Series

By: [Signature]  
Steven Names



SUBSCRIBED and SWORN to before me this 7<sup>th</sup> day of February, 2023.

[Signature] Emily Rose Heggemeier  
NOTARY PUBLIC  
My commission expires: July 30, 2023

The grantee or his/her 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.

Date: February     , 2023

The Board of Library Trustees of the River Grove  
Public Library District, Cook County, Illinois

By: \_\_\_\_\_

SUBSCRIBED and SWORN to before me this      day of February, 2023.

NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

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 provisions of Section 5 of the Illinois Real Estate Transfer Act.]

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

Date: February \_\_\_\_, 2023.

Lily Pond LLC C Series

By: \_\_\_\_\_  
Steven Names

SUBSCRIBED and SWORN to before me this \_\_\_\_ day of February, 2023.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

The grantee or his/her 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.

Date: February 8, 2023

The Board of Library Trustees of the River Grove Public Library District, Cook County, Illinois

By: Anne M. Stodola

SUBSCRIBED and SWORN to before me this 8<sup>pm</sup> day of February, 2023.

Gerianne M. Flannery



NOTARY PUBLIC  
My commission expires: 12-09-2024

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 provisions of Section 5 of the Illinois Real Estate Transfer Act.]