

# UNOFFICIAL COPY

## Special Warranty Deed ILLINOIS

Doc#: 2319313055 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/12/2023 10:11 AM Pg: 1 of 3

Dec ID 20230601662158  
ST/CO Stamp 0-440-680-144 ST Tax \$621.00 CO Tax \$310.50

Freedom Title Corporation  
2000 W ATT Center Dr., Ste C206  
Hoffman Estates, IL 60192

FR 6720523 1/1

Above Space for Recorder's Use Only

THIS AGREEMENT between **Lily Pond LLC C Series**, an Illinois Limited Liability Company, party of the first part, and **Joel Janecek and Allison Janecek**, husband and wife, as Joint Tenants with right of survivorship, 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 and paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Members of said company, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors 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 improvements located thereon and 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, improvements, 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 **Joel and Allison Janecek**, its successors 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 WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2022 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Numbers: 18-04-124-036-1009

Address(es) of Real Estate: 40 S. Ashland Unit 3B LAGRANGE, IL. 60525

| REAL ESTATE TRANSFER TAX |          | 11-Jul-23                      |        |
|--------------------------|----------|--------------------------------|--------|
| COUNTY:                  | ILLINOIS | 312.00                         |        |
| TOTAL:                   |          | 621.00                         | 931.50 |
| 18-04-124-036-1009       |          | 20230601662158   0-440-680-144 |        |

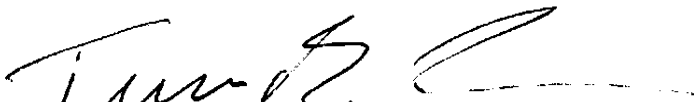
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The date of this deed dated June 26, 2023.

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 Real Estate Counsel, on the date stated herein.

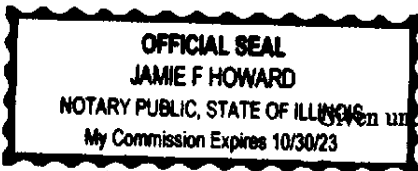
Lily Pond LLC C Series  
an Illinois Limited Liability Company

  
By: Terrence Connors its, VP Head of OREO

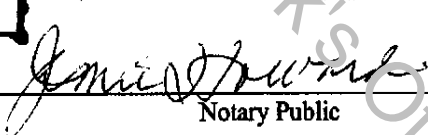
Property of Cook County Clerk's Office

State of Illinois  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Terrence Connors personally known to me to be the VP, Head of OREO of Lily Pond LLC C Series, 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 severally acknowledged that as such Head of OREO, he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.



(Impress Seal Here)  
(My Commission Expires \_\_\_\_\_)

Given under my hand and official seal June 30, 2023  
  
Notary Public

|   |  |  |
|---|--|--|
| This instrument was prepared by:<br><b>Terrence Connors</b><br>VP, Head of OREO<br>180 N. LaSalle<br>Chicago, IL. 60601 | Send subsequent tax bills to:<br>Joel Janeczek<br>40 S. Ashland Ave.<br>Unit 3B<br>La Grange, IL 60525 | Recorder-mail recorded document to:<br>Joel Janeczek<br>40 S. Ashland Ave.<br>Unit 3B<br>La Grange, IL 60525 |
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## LEGAL DESCRIPTION RIDER

### PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

**PARCEL1.**

UNITS 3B IN THE 40 S. ASHLAND CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1712929022 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY, ILLINOIS.

**PARCEL2:**

EXCLUSIVE USE FOR PARKING IN AND TO PARKING SPACE NO. PG 6, LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office