

UNOFFICIAL COPY

Doc#: 2324840090 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/05/2023 11:41 AM Pg: 1 of 3

Special Warranty Deed
ILLINOIS

Dec ID 20230801604147
ST/CO Stamp 1-420-572-112 ST Tax \$570.00 CO Tax \$285.00

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 **"Deborah S. Sommesi as Trustee of the John G. Sommesi and Deborah S. Sommesi Declaration of Trust dated January 4, 2019"**, 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 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 **"Deborah S. Sommesi as Trustee of the John G. Sommesi and Deborah S. Sommesi Declaration of Trust dated January 4, 2019"**, 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: 18-04-124-036-1013

Address(es) of Real Estate: 40 S. Ashland Unit 4B Lagrange, IL. 60525

REAL ESTATE TRANSFER TAX		31-Aug-2023
COUNTY:		285.00
ILLINOIS:		570.00
TOTAL:		855.00

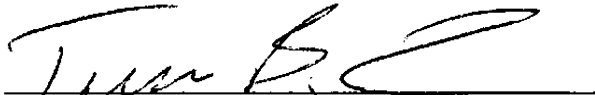
18-04-124-036-1013 | 20230801604147 | 1-420-572-112

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The date of this deed dated August 7, 2023.

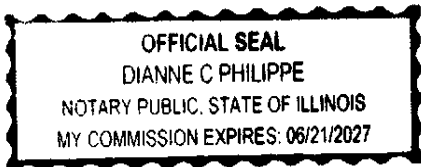
IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

Lily Pond LLC C Series
an Illinois Limited Liability Company


By: Terrence Connors its, VP Head of OREO

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.



Given under my hand and official seal 8/21, 2023

(Impress Seal Here)
(My Commission Expires) 8/21/2027


Notary Public

This instrument was prepared by: Terrence Connors VP, Head of OREO 180 N. LaSalle Chicago, IL. 60601	Send subsequent tax bills to: Deborah S. Sammes 405 Ashland Ave. 4B LaGrange, IL 60525	Recorder-mail recorded document to: Deborah S. Sammes 405 Ashland Ave. 4B LaGrange, IL 60525
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LEGAL DESCRIPTION RIDER

PROPERTY DESCRIPTION

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

PARCEL 1.

UNITS 48 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.

PARCEL 2:

EXCLUSIVE USE FOR PARKING IN AND TO PARKING SPACE NOS. P-10 AND P-11 AND STORAGE SPACE S-5, LIMITED COMMON ELEMENTS, 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