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Doc# 2336306123 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2023 11:22 AM Pg: 1 of 4

This Instrument Was Prepared by
Valerie Haugh
Haugh & Associates
525 Dee Lane, Suite 200
Roselle, IL 60172

Dec ID 20231201602417
ST/CO Stamp 0-347-097-136 ST Tax \$225.00 CO Tax \$112.50

After recording return to:
Jesse Myslinski
2176 Gladstone Court, Suite D
Glendale Heights, IL 60139

Mail Tax Bill(s) to:
~~XXXXXXXXXX~~ RG Palatine, LLC
513 N WOLF RD
WHEELING, IL 60090-3027

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of December 28, 2023 by Geneva Pacific Capital LLC, an Illinois limited liability company ("Grantor"), to and in favor of RG Palatine LLC, an Illinois limited liability company, whose address is 513 N. Wolf Road, Wheeling, IL. 60090 (the "Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO DOLLARS and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to authority, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, together with any improvements located thereon and all rights, privileges and easements appurtenant to Grantor's interest in the foregoing land and the improvements, if any, including, without limitation, all of Grantor's right, title and interest, if any, in and to all mineral and water rights and all easements, licenses, covenants and other rights-of-way or other appurtenances used in connection with the beneficial use or enjoyment of such land and improvements (collectively the "Premises");

TO HAVE AND TO HOLD the said Premises as above described, unto the Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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 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 the matters set forth in Exhibit B attached hereto and made a part hereof.

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Geneva Pacific Capital LLC, an Illinois limited liability company

By: 
Jeremy J. Hoyer, Secretary

STATE OF ILLINOIS)
)
COUNTY OF DuPage)

I, Valerie Haugh, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeremy J. Hoyer, as secretary of Geneva Pacific Capital LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such treasurer of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of December, 2023.


Notary Public

Commission Expires: _____



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Exhibit A
Legal Description

LOT 18 IN BLOCK 1 IN FRANK E. MERRILL AND COMPANY'S GREATER PALATINE
SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH,
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

855 West Northwest Highway, Palatine, IL 60074
Permanent Tax No.: 02-16-205-001-0000

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Exhibit B Permitted Exceptions

Taxes not yet delinquent.

Matters created on or behalf of Grantee.

Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons), contained in the document recorded as document no. 875598 which does not contain a reversionary or forfeiture clause. Note: Said instrument provides for a forfeiture or reversion of title in case of breach of condition.

[
35 foot building line as disclosed by restrictions contained in instrument filed as document number 875598.

Easement for public utilities, and the easement provisions and grantees as set forth on said plat of subdivision recorded September 10, 1929 as document 318962, over the following: 10 feet along the south line of the land.

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