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FIRST AMERICAN TITLE
FILE # AF1040091

Doc# 2401013235 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2024 12:38 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

This instrument prepared by:
Christopher A. Cali, Esq.
Howard & Howard Attorneys PLLC
200 S. Michigan Ave Ste 1100
Chicago, Illinois 60614

Dec ID 20231201697304
ST/CO Stamp 0-339-884-080 ST Tax \$689.00 CO Tax \$344.50

BRMK GATEWAY NORTHBROOK LLC, a Washington limited liability company ("Grantor"), with an address of 1420 Fifth Ave., Suite 2000, Seattle, WA 98101 for Ten and No/100 Dollars (\$10.00 and other good and valuable consideration in hand paid, conveys and transfers to SAUL E. RHUM, Individually, ("Grantee"), of 614 Sheridan Rd., Apt. 2B, Highwood, Illinois, the certain parcel of land, situate, lying and being in the Cook County, Illinois, more particularly described on Exhibit A attached hereto (the "Property"), as of this 5 day of December, 2023.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, all improvements, fixtures, structures, and buildings thereon, and all the estate, right, title, and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-described Property.

TO HAVE AND TO HOLD the said Property unto Grantee and its heirs and assigns to the sole use, benefit and behalf of Grantee, its heirs and assigns, FOREVER, and Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under Grantor (but not otherwise).

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 54 IN THE FINAL PLAT OF GATEWAY, BEING A RESUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT WAS THEREOF RECORDED APRIL 6, 2018 AS DOCUMENT NUMBER 1809629036.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CONTAINED IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GATEWAY TOWNHOME ASSOCIATION WAS RECORDED NOVEMBER 15, 2019 AS DOCUMENT NUMBER 1931913113 MADE BY GATEWAY NORTHBROOK OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DECLARANT.

Premises commonly known as and located at:
1265 Gateway Court, Northbrook, Illinois 60062

Permanent Real Estate Index Number(s): 04-10-320-054-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.