

# UNOFFICIAL COPY

Doc# 2401033005 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/10/2024 09:06 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

This instrument prepared by:  
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Chicago, Illinois 60614

Dec ID 20231201695802  
ST/CO Stamp 1-993-594-928 ST Tax \$689.00 CO Tax \$344.50

**FIRST AMERICAN TITLE**  
FILE # AE104004D 1/1

**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 **LANCE LUCAS and LAURA LUCAS, Husband and Wife**, ("Grantee"), of 1520 Dartmouth Lane, Deerfield, Illinois, as Tenants by the Entirety, the certain parcel of land, situated, 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 49 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:  
1241 Gateway Court, Northbrook, Illinois 60062

Permanent Real Estate Index Number(s): 04-10-320-049-0000

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.