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This Instrument Prepared by:
Marc D Sherman
Marc D Sherman & Colleagues PC
3700 W Devon Ave, Ste E
Lincolnwood IL 60712

After Recording Return to:
Anita C. Cabanlit
3901 Oakton Street
Skokie, IL 60076

Send Subsequent Tax Bills to:
Anita C. Cabanlit
3901 Oakton Street
Skokie, IL 60076



Doc# 2408107011 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/21/2024 11:51 AM
PAGE: 1 OF 4

This space reserved for Recorder's use only.

SPECIAL AND LIMITED WARRANTY DEED

This Indenture is made on March 15, 2024 between the Benjamin Lising and Fructuosa Lising, not individually but as the acting co-trustees of the **LISING LIVING TRUST U/A/D 05.05.2004** ("**Grantor**"), whose address is 9325 Nashville Avenue, Morton Grove, IL 60053, and **ANITA C. CABANLIT** ("**Grantee**"), whose address is 77 N. Wolf Rd., Unit 210, Northlake, Illinois 60164;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and their successors and assigns, FOREVER all of the following described real estate, situated in the County of Cook and State of Illinois;

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above-described premises; and

Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements of record for the benefit of said property; and

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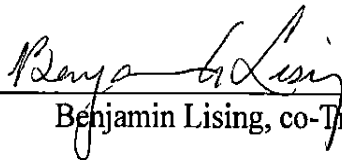
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever; and

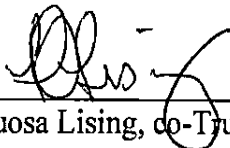
Grantor, for itself and for its successors, does covenant, promise and agree to and with Grantee, their successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as provided of record or as herein recited, including the matters set forth on **Exhibit B** attached hereto and made a part hereof; and that it **WILL WARRANT AND FOREVER DEFEND** the premises against all persons lawfully claiming, or to claim the same, by, through or under it.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written

**THE LISING LIVING TRUST U/A/D
05/05/2004:**

THIS IS NOT HOMESTEAD
PROPERTY

 (SEAL)
Benjamin Lising, co-Trustee

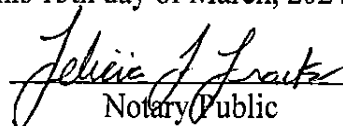
 (SEAL)
Fructuosa Lising, co-Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

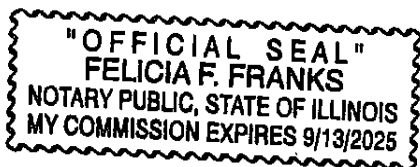
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that BENJAMIN LISING and FRUCTUOSA LISING, not individually but as co-Trustees of the LISING LIVING TRUST U/A/D 05/05/2004 personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing instrument as his/her own free and voluntary act and the free and voluntary act of the trust aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 15th day of March, 2024

Seal here:


Notary Public

My commission expires: 09-13-2025



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EXHIBIT A



LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN GEORGE F. NIXON AND COMPANY'S OAKTON AND CRAWFORD SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-26-100-043-0000

COMMON ADDRESS: 3901 OAKTON STREET, SKOKIE, ILLINOIS 60076

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	10-26-100-043-0000
ADDRESS:	3901 Oakton St
21500	\$1350 ⁰⁰
	3/14/24 SL

REAL ESTATE TRANSFER TAX		21-Mar-2024
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00
10-26-100-043-0000	20240301653664	0-769-926-704

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EXHIBIT B

PERMITTED EXCEPTIONS

- (1) General real estate taxes not due and payable at the time of closing;
- (2) Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees;
- (3) Liens, claims and encumbrances identified by A Notice of Business Broker Lien for the amount \$65,000.00 and any other amounts due, Schwalb Enterprises, Inc., claimant, nature of claim, brokerage commissions earned pursuant to Section 115 of the Illinois Business Brokers Act of 1995 (815ILCS 307/10/115), recorded on March 13, 2023 as Document No. 2307215047, and A Notice of Lien of Commercial Real Estate Broker for the amount \$36,600.00 and any other amounts due, Compass Illinois, Inc. d/b/a Compass, claimant, nature of claim, brokerage commissions, recorded on March 13, 2023 as Document No. 2307215048;
- (4) Terms, provisions, conditions and limitations of an Ordinance granting a Special Use Permit to establish and operate a sit-down and carry-out restaurant at 3901 Oakton Street, Skokie, Illinois recorded August 24, 1997 as Document No. 23071402;
- (5) Encroachment of the brick wall located mainly on the land onto the property lying East and adjoining by approximately 1.12 feet as referenced on survey prepared by Professionals Associate-MM Survey Co., Order No. 89-15448, dated March 23, 2023;
- (6) Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws; and
- (7) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.