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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/8/2024 4:09 PM Pg: 1 of 3

Dec ID 20240401688576

ST/Co Stamp 1-557-674-288 ST Tax \$891.00 CO Tax \$445.50

SPECIAL WARRANTY DEED

**M&B MANAGEMENT, LLC, A
CORPORATION LICENSED TO
CONDUCT BUSINESS IN ILLINOIS,**

having an address at 4018 Bordeaux Drive,
Northbrook, Illinois 60062, ("Grantor"), for
and in consideration of Ten Dollars (\$10.00)
and other good and valuable consideration,
the receipt and sufficiency of which are

hereby acknowledged, does **GRANT AND CONVEY** unto **IAN LUDWIG AND
ABBY LUDWIG, husband and wife, not as joint tenants nor as tenants in
common, but as TENANTS BY THE ENTIRETY,** of 4018 Bordeaux Drive,
Northbrook, IL 60062 ("Grantee"), and to its successors and assigns forever,
the land and improvements thereon described in Exhibit A situated in the County
of Cook, State of Illinois.

Legal description attached hereto and made a part hereof.

Together with the easements appurtenant thereto 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 Grantor, either in law or equity, of in and to the above-described
real estate, with the appurtenances, unto Grantee, and their heirs, successors
and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant,
promise and agree to and with Grantee, and its successors, that it has not done
or suffered to be done, anything whereby the land and improvements thereon
hereby granted are, or may be, in any manner encumbered or charged, except
as herein recited; and that it **WILL FOREVER DEFEND,** said land and
improvements thereon against all persons lawfully claiming, or to claim the same,
buy, through or under it.

Also known as street number 4018 Bordeaux Drive
Northbrook, Illinois 60062

Permanent Index Number: 04-06-305-003-0000

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be

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executed in its name by its authorized representatives as of this 22 day of April, 2024.

M&B MANAGEMENT, LLC

By: Michael W. Saxon
MICHAEL SAXON

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL SAXON, OF M&B MANAGEMENT, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, acknowledged that the principal signed, sealed and delivered the said instrument as the principal's free and voluntary act, and the free and the voluntary act of said corporation for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 22 day of April, 2024.

Krista Diane Luger
Notary Public

SEND TAX BILLS TO:
Ian Ludwig and Abby Ludwig
4018 Bordeaux Drive
Northbrook, Illinois 60062



This instrument was prepared by:
KAREN M. PATTERSON
2400 Ravine Way, Suite 200, Glenview, IL 60025

AFTER RECORDING MAIL TO:
Karen Patterson
2400 Ravine Way, Suite 200
Glenview, IL 60025

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EXHIBIT A

Legal Description:

LOT 63 IN CHARLEMAGN UNIT ONE, BEING A SUBDIVISION IN SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 6, 1966 AS DOCUMENT NUMBER 2269961.

PIN: 04-06-305-003-0000

Property of Cook County Clerk's Office