

This document prepared by:)
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 Firm/Company: Lacy & Associates LLC)
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 60181)
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C.T.I./W
HW217087WG
288



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
 OCT. 05, 2017 RHSP 10:29 AM
 DEED \$40.00 07-03-100-010
 STAMP AFFIXED
 003 PAGES R2017-102929

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WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Palos Heights, LLC**, an Illinois limited liability company whose principal offices are located at 1155 Harmon Blvd. Hoffman Estates, IL 60555, hereinafter, referred to as "Grantor", conveys and warrants to Rockbuild Enterprises, Inc., whose principle business address is 3720 Albert Lane, Long Grove, Illinois 60047, hereinafter, referred to as "Grantee", for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in the city of Warrenville, county of DuPage, and the state of Illinois commonly known as:

CHARGE C.T.I.C. DUFAGE

PIN: 07-03-100-010

Common Address: 4 S. 120, Route 59
 Warrenville, Illinois 60555 and as legally described on Exhibit A.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

SUBJECT TO: a) General real estate taxes for the tax year 2017 and thereafter; (b) recorded easements, rights of way, covenants, restrictions and conditions of record and (c) zoning ordinances, building restrictions and regulations laws, regulations and none other.

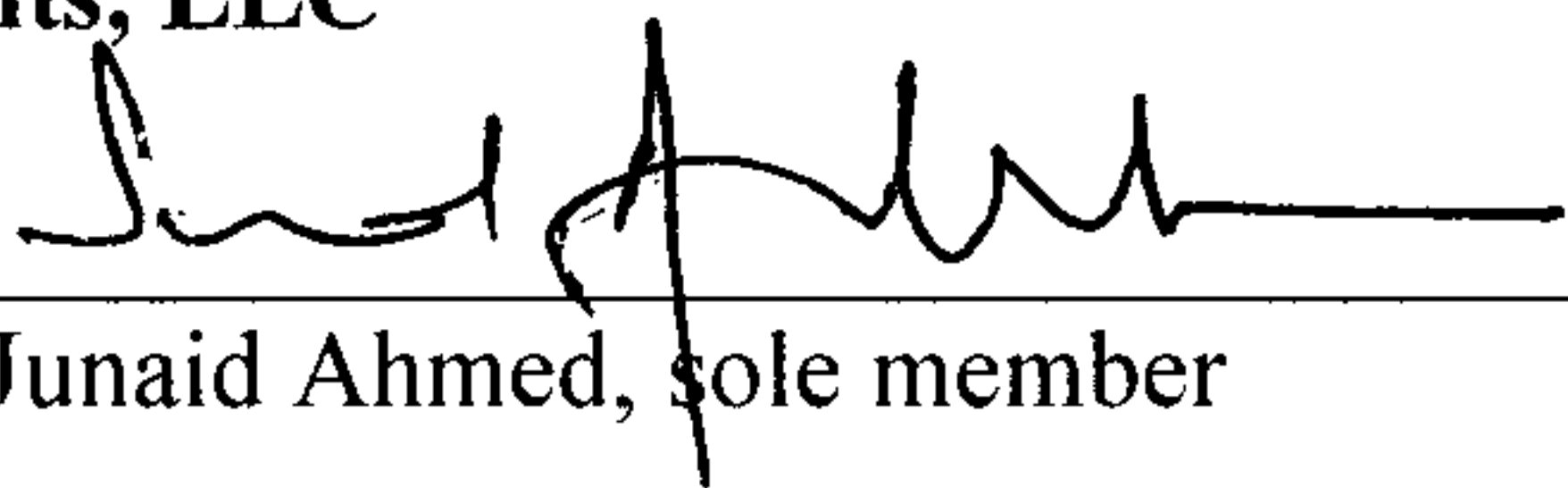
GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The undersigned person executing this deed on behalf of said Grantor limited liability company represent and certify that he is the sole member of the company and are fully empowered to execute and deliver this deed; that the Grantor company has full capacity to convey the real estate described herein and that all necessary company action for the making of such conveyance has been taken and done.

Grantor warrants that this is not a Homestead Property.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed this 20 day of September 2017.

Palos Heights, LLC

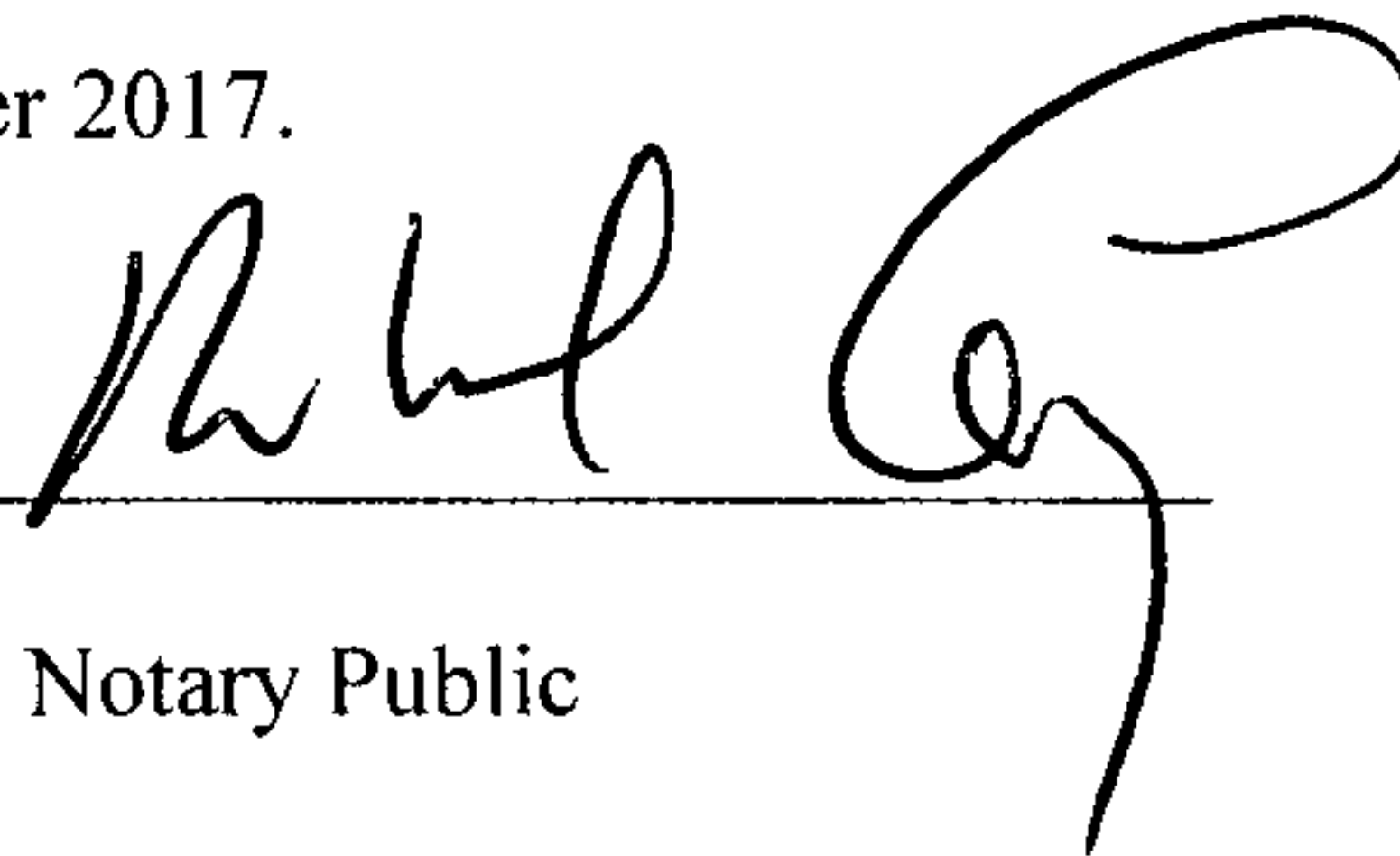
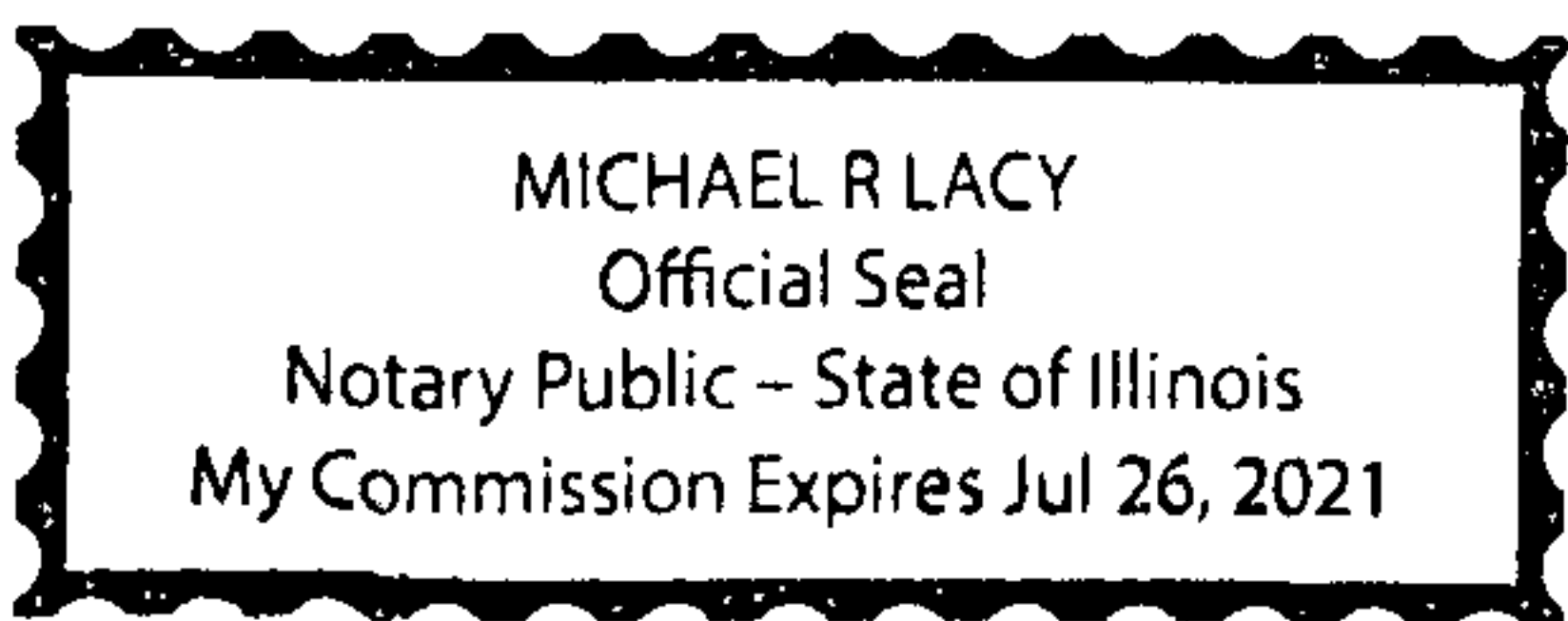


Name: Junaid Ahmed, sole member

State of Illinois)
County of DuPage)

The undersigned, a Notary Public in and for said County in the State aforesaid, do hereby Certify, that **Junaid Ahmed** and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that each signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and Notarial seal this 20th day of September 2017.


Notary Public

After Recording Return Deed to:

James Annet
Hoogendoorn Talbot
122 S Michigan Ave
Suite 1220
Chicago IL
60603

Send Tax Bill to:

Backbowed Enterprises
3720 Albert Ln
Long Grove IL
60047

REAL ESTATE TRANSFER TAX

27-Sep-2017



COUNTY: 527.50
ILLINOIS: 1,055.00
TOTAL: 1,582.50

07-03-100-010

| 20170902228664 | 0-900-687-808

EXHIBIT A

LEGAL DESCRIPTION

Lot 1 in Safranski's Addition to Warrenville, being a subdivision of part of the West 1/2 of the Northwest 1/4 of Section 3, Township 38 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded September 23, 1983 as Document R83-068897, in DuPage County, Illinois, except that part of Lot 1 conveyed to the County of DuPage in Document Number R2004-059115, recorded March 14, 2004, described as follows:

Beginning at the most Southerly Southeast corner of said Lot 1; thence on an assumed bearing of North 70 degrees 42 minutes 19 seconds West, along the Southerly line of said Lot 1, a distance of 3.323 meters; thence North 53 degrees 40 minutes 01 seconds East, 18.048 meters to Easterly line of said Lot 1; thence South 05 degrees 25 minutes 03 seconds East, along said Easterly line, 3.197 meters to an angle point in said Lot; thence South 53 degrees 40 minutes 01 seconds West, along said Southerly line of Lot 1, a distance of 14.529 meters to the point of beginning, in DuPage County, Illinois.

Permanent Index Number: 07-03-100-010-0000

Commonly known as: 4 S. 120, Route 59, Warrenville, Illinois 60555