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Doc#: 1519126063 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/10/2015 03:48 PM Pg: 1 of 4

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FILES\BRINK1743WOLCOTT\Special Warranty
Deed.doc

AFTER RECORDING RETURN TO:

MR. ROBERT TAYLOR
ROBBINS, SALOMON, PATT LTD
180 N. LASALLE STREET - SUITE 3300
CHICAGO, ILLINOIS 60602

**SPECIAL WARRANTY DEED
LIMITED LIABILITY COMPANY TO
TENANTS BY THE ENTIRETY**

**1/2 FIRST AMERICAN
File # 2648559**

THIS INDENTURE, made as of JUN 25, 2015, between ENVIRONS DEVELOPMENT HOLDINGS, LLC - 1743 WOLCOTT, an Illinois limited liability company, having its principal place of business at 3060 N. LINCOLN, CHICAGO, ILLINOIS 60657, party of the first part, and RICHARD ~~STOCKARD~~ STOCKARD AND JILL A. STOCKARD, husband and wife, as Tenants by the Entirety, and having their principal place of residence at 1629 N. WOOD, CHICAGO, IL, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See legal description attached hereto as Exhibit A and incorporated herein by reference.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law in equity of, in and to the above described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his successor and assigns, forever.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim same, by, through or under it, subject to the matters set forth on EXHIBIT B which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Y
P
H
N
30
INTA

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Dated this 5 day of June, 2015

ENVIRONS DEVELOPMENT HOLDINGS, LLC -
1743 WOLCOTT, an Illinois limited liability company,

by ENVIRONS DEVELOPMENT HOLDINGS, LLC, an
Illinois limited liability company, its sole member

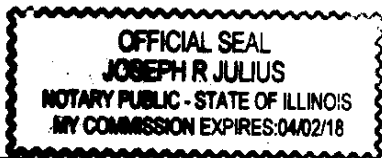
By: [Signature]
KENNETH F. BRINKMAN, MEMBER

STATE OF ILLINOIS

COUNTY OF COOK

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that KENNETH F. BRINKMAN, as Member of ENVIRONS DEVELOPMENT HOLDINGS, LLC, an Illinois limited liability company sole member of ENVIRONS DEVELOPMENT HOLDINGS, LLC - 1743 WOLCOTT, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument as such sole member of said limited liability company appeared before me this day in person and acknowledged that as such member, he signed and delivered such instrument, pursuant to authority given by said company, as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth therein.

Given under my hand and official seal, this 5 day of June, 2015



[Signature] (Notary Public)

Prepared by:

Joseph R. Julius - AA84
116 S. Arlington Heights Road, Suite 203
Arlington Heights, IL 60005

REAL ESTATE TRANSFER TAX		07-Jul-2015
CHICAGO:		31,500.00
CTA:		12,600.00
TOTAL:		44,100.00

14-31-418-054-0000 | 20150601692582 | 1-869-181-824

Name and Address of Taxpayer:

RICHARD T. STOCKARD AND JILL A. STOCKARD
1743 N. WOLCOTT
CHICAGO, IL 60614

REAL ESTATE TRANSFER TAX		07-Jul-2015
COUNTY:		2,100.00
ILLINOIS:		4,200.00
TOTAL:		6,300.00

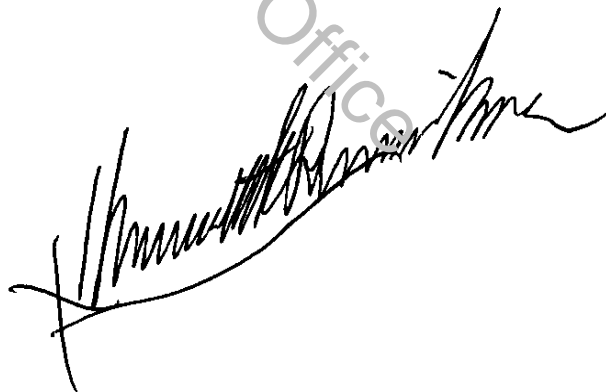
14-31-418-054-0000 | 20150601692582 | 0-584-037-248

UNOFFICIAL COPY**EXHIBIT "B"
ATTACHMENT TO DEED**

Property is conveyed subject to the following (the "Permitted Exceptions"):

- ~~(a) current non-delinquent real estate taxes and taxes for subsequent years;~~
- ~~(b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;~~
- ~~(c) public, private and utility easements;~~
- ~~(d) covenants, conditions, restrictions and easements of record;~~
- ~~(e) applicable building and zoning laws, statutes, ordinances and restrictions;~~
- ~~(f) road and highways, if any, and~~
- ~~(g) BUYER'S mortgage, if any;~~

general real estate taxes not yet due and payable; covenants, conditions, easements and restrictions of record which do not interfere with Grantee's use and enjoyment of the Property as a single family residence; zoning, building codes and ordinances applicable to the Property which are not currently violated.



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EXHIBIT "A" ATTACHMENT TO DEED

LEGAL DESCRIPTION

LOT 23 AND 24 IN BLOCK 34 IN E. R. SMITH'S SUBDIVISION IN SHEFFIELD'S ADDITION BEING THE WEST ½ OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-31-418-054-0000

Address(es) of Real Estate: 1743 N. WOLCOTT, CHICAGO, IL 60614