

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR,

1570 HOLDINGS, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of (\$10.00) Ten and 00/100 Dollars, and other valuable consideration in hand paid, GRANTS AND WARRANTS to

Vitruvian Trust and Vitruvian Capital LLC,
1201 S. Prairie Ave., Unit 2603
Chicago, IL 60605



Doc#: 1520418032 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/23/2015 10:53 AM Pg: 1 of 3

the following described real estate and related improvements situated in the County of Cook in the State of Illinois (collectively, the "Real Estate"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

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 Real Estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Winthrop Club Condominium Association (the "Declaration"), 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.

Together with 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 the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Real Estate as above described, with the appurtenances, unto Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged, except for those items listed on Exhibit "A" attached hereto (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this ^{23rd} day of ~~June~~ July, 2015.

1570 HOLDINGS, LLC, an Illinois limited liability company

By: Sundance, LLC, an Illinois limited liability company, its managing member

Signed:

Name: Curt R. Bailey

Its: Managing Member

MAIL TO:

Vitruvian Trust and Vitruvian Capital LLC
1201 S. Prairie Ave. Unit 2603, Chicago, IL 60605

SUBSEQUENT TAX BILLS TO:

Vitruvian Trust and Vitruvian Capital LLC
1201 S. Prairie Ave. Unit 2603, Chicago, IL 60605

AC 1515 711 244 4 1570 HOLDINGS LLC

Box 334
C-11

CCRD REVIEWER RA

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RA

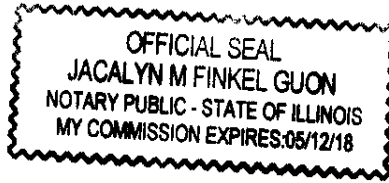
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STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Curt R Bailey, acting in the capacity as Managing Member of Sundance, LLC, as Managing Member of 1570 HOLDINGS, 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 and severally acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, on behalf of said limited liability company, for the uses and purposes herein set forth.

Given under my hand and official seal, this 22nd day of July, 2015.



NOTARY PUBLIC



Commission expires May 12, 2018

This instrument was prepared by Howard Tennes, Esq., 350 W Hubbard Street, Suite 300, Chicago, Illinois 60654

CITY OF EVANSTON 029276

Real Estate Transfer Tax
City Clerk's Office

PAID JUL 16 2015

AMOUNT \$ 1975.00

Agent Ob

REAL ESTATE TRANSFER TAX

22-Jul-2015



COUNTY:	197.25
ILLINOIS:	394.50
TOTAL:	591.75

11-18-310-029-1074 | 20150701607155 | 1-544-313-728

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EXHIBIT "A" LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

UNIT NUMBER UNIT 1202 AND PARKING SPACE G-345 AND G-346 IN THE WINTHROP CLUB CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOT 1 IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD OF BLOCK 63 IN EVANSTON, EXCEPT THAT PART OF SAID LOT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT, 26.3 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT, 29.1 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE EAST 29.1 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT, 55.4 FEET TO THE POINT OF BEGINNING, LYING IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

SUB-PARCEL 2:

LOT 2 (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY WARRANTY DEED DATED FEBRUARY 2, 1906 AND RECORDED FEBRUARY 26, 1906 AS DOCUMENT 382472 IN BOOK 9336 PAGE 490), IN WHEELERS SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD IN BLOCK 63 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 3:

THE NORTH 23 FEET 8 INCHES (23.67 FEET) OF LOT 1 IN PLAT OF CONSOLIDATION OF PART OF BLOCK 63 IN THE CITY OF EVANSTON IN THE EAST ½ OF THE SW ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1981 AS DOCUMENT NUMBER 25888318.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919734081, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-53, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE AFORESAID DECLARATION OF CONDOMINIUM.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said previously defined Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

This deed also is subject to: covenants, conditions and restrictions of record, general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new of additional improvements during the year (s)

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Address: 1570 Elmwood Avenue, Unit 1202, Evanston, Illinois 60201

Permanent Index Number(s): 11-18-310-029-1074, 11-18-310-029-1209, 11-18-310-029-1210