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Doc#: 1623755044 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/24/2016 09:44 AM Pg: 1 of 4

Dec ID 20160801648729
ST/CO Stamp 1-454-476-096 ST Tax \$35.00 CO Tax \$17.50
City Stamp 0-860-343-104 City Tax: \$367.50

1061
Prepared by:
16 NW 712 2149 NP
Dennis P. Lindell, Esq.
Lindell & Tessitore P.C.
1755 Park St., Suite 200, Naperville, IL 60563

When Recorded, Return to:
Hynes Law Group PC
6650 N. Northwest Hwy. Ste 304
Chicago, IL 60631
Mail Tax Bills to:
Vertner, LLC
433 W. 119th St
Chicago, IL 60628

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that BEV 2015-SFR, LLC, an Illinois limited liability company ("Grantor"), with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018, **CONVEYS AND SPECIALLY WARRANTS** to Vertner, LLC ("Grantee"), with a principal address at 433 W 119th St, Chicago, IL 60628, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND MADE PART HEREOF**

The subject Real Estate does not constitute homestead property of Grantor

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to said Real Estate to Grantee as to and against its acts only and none other.


The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 19 day of August, 2016

GRANTOR: BEV 2015-SFR, LLC, an Illinois limited liability company

By: Beverly Bank & Trust Company, N.A., as Sole Member

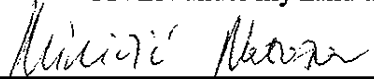
By: 
Christopher Swieca

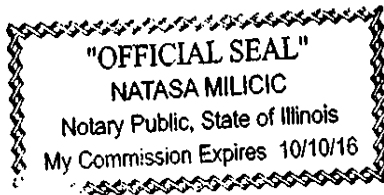
Title: Senior Vice President of Sole Member

STATE OF ILLINOIS)
)
COUNTY OF COOK)


I, NATASA MILICIC, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Swieca personally known to me to be the Senior Vice President of Beverly Bank & Trust Company, N.A., sole member of BEV 2015-SFR, LLC, an Illinois limited liability company and 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 as such Senior Vice President, he signed and delivered the said instrument pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 19th day of August, 2016.







Special Warranty Deed
Grantee: Vertner, LLC
Grantor: BEV 2015-SFR, LLC
Property Address: 12026 S. Wallace & 12047 S. Wallace, Chicago, IL
Parcel Number: 25-28-111-030-0000; 25-28-112-017-0000

REAL ESTATE TRANSFER TAX		23-Aug-2016
	CHICAGO:	262.50
	CTA:	105.00
	TOTAL:	367.50 *

25-28-111-030-0000 | 20160801648729 | 0-860-343-104

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		23-Aug-2016
	COUNTY:	17.50
	ILLINOIS:	35.00
	TOTAL:	52.50

25-28-111-030-0000 | 20160801648729 | 1-454-476-096

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EXHIBIT A

LEGAL DESCRIPTION

PIN NUMBER: 25-28-111-030-0000 and 25-28-112-017-0000

COMMON ADDRESS: 12026 S. Wallace & 12047 S. Wallace, Chicago, IL 60628

PARCEL 1: LOT 28 IN BLOCK 17, IN WEST PULLMAN, A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 11 IN BLOCK 16 IN WEST PULLMAN, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. Private, public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules.
6. Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.
8. All exceptions and defects contained within that certain Title Commitment 16NW7122149NP with an effective date of August 3, 2016, as amended.
9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
10. All of the matters, terms, and conditions set forth in those certain Residential Real Estate Contract between Grantor and Grantee with an Acceptance Date of August 11, 2016, as may be amended.