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Doc# 1635755121 Fee \$42.00

Special Warranty Deed
ILLINOIS

CHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2016 02:58 PM PG: 1 OF 3

Above Space for Recorder's Use Only

THIS AGREEMENT between Lily Pond LLC, C Series, an Illinois Limited Liability Company of the first part, and Alan Nadolna and Suzanne Averill, husband and wife, as joint tenants, whose address is 347 Central Ave Wilmette, IL 60091, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Members of said company, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all 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 rider attached as page 3 hereto)*



Together with all and singular the hereditaments and appurtenances thereto 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Alan Nadolna and Suzanne Averill, husband and wife his/her/their heirs and assigns forever.

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, his/her/their heirs 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 05-28-103-124-1008

Address(es) of Real Estate: 48 Green Bay Rd., (Unit 48) Winnetka, IL 60093

REAL ESTATE TRANSFER TAX		20-Dec-2016
 	COUNTY:	87.50
	ILLINOIS:	175.00
	TOTAL:	262.50
05-28-103-124-1008 20161201692520 0-691-230-912		

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LEGAL DESCRIPTION RIDER

For the premises commonly known as 48 Green Bay Rd., (Units 48) Winnetka, IL 60093

Legal Description:

UNIT 48 IN THE TUDOR ROW BUSINESS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 21 (EXCEPT THE NORTHERLY 23 FEET 4 INCHES AND EXCEPT FOR THE NORTHEASTERLY 20 FEET) AND ALL OF LOTS 22 TO 27, BOTH INCLUSIVE, (EXCEPT THE NORTHEASTERLY 20 FEET OF SAID LOTS) IN BLOCK 1 IN MANUS INDIAN HILL SUBDIVISION OF THOSE PARTS OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 28 AFORESAID, 5.72 CHAINS SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 7.74 CHAINS; THENCE EAST 4.98 CHAINS TO THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD COMPANY TO THE POINT OF BEGINNING, ALSO OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28 LYING BETWEEN RIDGE ROAD AND THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILROAD COMPANY; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25209367; AND AMENDED BY DOCUMENT RECORDED FEBRUARY 18, 1982 AS DOCUMENT NUMBER 26148267; AND TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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The date of this deed of conveyance is December 14, 2016.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

Lily Pond LLC, C Series


By: Elka Nelson, Real Estate Counsel

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elka Nelson personally known to me to be the Real Estate Counsel of Lily Pond LLC, C Series, 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 severally acknowledged that as such Real Estate Counsel, she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.



(Impress Seal Here)

(My Commission Expires 2020)Given under my hand and official seal 12-14, 2016


Notary Public

This instrument was prepared by:
Elka Nelson
Lily Pond LLC, C Series
180 North LaSalle Suite 300
Chicago, Illinois 60601

Send subsequent tax bills to:
Alan Nadolna
Suzanne Averill
347 Central Avenue
Wilmette, IL 60091

Recorder-mail recorded document to:
Stephanie Kearney
900 North Shore Drive
Suite 151
Lake Bluff, IL 60044