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THIS DOCUMENT WAS PREPARED BY

Mr. Jeffrey Igou, Esq.
Berger, Cohen & Brandt, L.C.
8000 Maryland Ave., Suite 1550
Clayton, Missouri 63105

MAIL SUBSEQUENT TAX BILLS TO:
8000 Maryland Ave., Ste. 610
Clayton, MO 63105
Attn: Jon White

FREEDOM TITLE CORPORATION
2260 HICKS ROAD SUITE 415
ROLLING MEADOWS, IL 60008

[This space reserved for recording data.]

6710569 1/3

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 10th day of February, 2017 by **WINNETKA II, LLC**, an Illinois limited liability company (the "Grantor"), having an office at 324 West Tenny Ave., Park Ridge, IL 60068, to **501 CHESTNUT STREET, LLC**, an Illinois limited liability company (the "Grantee"), having an office at 8000 Maryland Ave., Ste. 610, Clayton, MO 63105.


WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto and made a part hereof together with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "Property").

TO HAVE AND TO HOLD the Property forever, subject only to the Permitted Exceptions set forth in Exhibit B attached hereto.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to the Permitted Exceptions set forth in Exhibit B attached hereto.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.


1704749052D
Doc# 1704749052 Fee \$44.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 02/16/2017 01:41 PM PG: 1 OF 4



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WINNETKA II, LLC,
an Illinois limited liability company

By: **Winnetka II SPE Management, Inc.,**
an Illinois corporation, its Manager

By: *Donal P Barry*
Name: Donal P. Barry
Title: President



STATE OF ILLINOIS)
)
COUNTY OF COOK)

ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Donal P. Barry, as the President of Winnetka II SPE Management, Inc. personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, appeared before me this day in person and acknowledged he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said association, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 10th day of February, 2017.

[Signature]
Notary Public "OFFICIAL SEAL"
SERAFINO P WALSH JR
Notary Public, State of Illinois
My Commission Expires 4/15/2018

REAL ESTATE TRANSFER TAX		16-Feb-2017	
		COUNTY:	3,497.50
		ILLINOIS:	6,995.00
		TOTAL:	10,492.50
05-20-212-009-0000		20170201611676 1-361-515-200	

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EXHIBIT A TO DEED LEGAL DESCRIPTION

PARCEL 1: THE NORTH 93 FEET OF THE SOUTH 146 FEET OF THAT PART OF BLOCK 26 IN WINNETKA, LYING WEST OF THE EAST LINE OF LOT 7 IN OAK KNOLLSUBDIVISION OF PART OF SAID BLOCK 26 IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 53 FEET OF PART OF BLOCK 26 IN THE VILLAGE OF WINNETKA LYING WEST OF THE EAST LINE OF LOT 7 IN OAK KNOLLSUBDIVISION OF SAID PART OF BLOCK 26 IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDAIN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 6 (EXCEPT THE NORTH 41 FEET TAKEN FOR CHESTNUT COURT) IN OAK KNOLL SUBDIVISION OF THAT PART OF BLOCK 26 IN THE VILLAGE OF WINNETKA ON THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT APOINT 37 FEET EAST OF THE NORTHEAST CORNER OF CHESTNUT AND OAK STREETS; THENCE NORTH 187 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 150 FEET; THENCE SOUTH 30 FEET; THENCE EAST 8 FEET; THENCE SOUTH 32 FEET; THENCE WEST 8 FEET; THENCE SOUTH 125 FEET; THENCE WEST 150 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT OF SAID OAK KNOLLSUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS IN BOOK 119 OF PLATS, PAGE 26 AS DOCUMENT 4991672 ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 501 CHESTNUT STREET, WINNETKA, ILLINOIS

PINs: 05-20-212-009-0000 / 05-20-212-010-0000 / 05-20-212-011-0000
05-20-212-012-0000 / 05-20-212-008-0000

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EXHIBIT B TO DEED PERMITTED EXCEPTIONS

1. TAXES FOR THE YEARS 2016 AND 2017 NOT YET DUE OR PAYABLE.
2. PERMANENT EASEMENT FOR INGRESS AND EGRESS RECORDED NOVEMBER 7, 1931 AS DOCUMENT NO. 11001335.
3. THE LAND LIES WITHIN THE BOUNDARIES OF SPECIAL SERVICES AREANO. 2 AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT NO. 91281167 AND IS SUBJECT TO ASSESSMENTS THEREUNDER.
4. MATTERS OF SURVEY DONE BY JOHN M. HENRIKSEN, DATED SEPTEMBER 18, 2006 UNDER ORDER NO. 901143, AS FOLLOWS:
 - A. BUILDING OVER AND ONTO LAND SOUTH AND EAST
 - B. BUILDING AND AWNING ONTO EASEMENT DOCUMENT 11001335
 - C. STORM AND SANITARY SEWER EASEMENT AND ENCROACHMENT OF BUILDING ON SAME OVER PARCELS 1 AND 3.

Property of Cook County Clerk's Office