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Doc#: 1717306060 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/22/2017 10:30 AM Pg: 1 of 4

Dec ID 20170601676280
ST/CO Stamp 0-729-921-984 ST Tax \$12.00 CO Tax \$6.00
City Stamp 1-995-168-192 City Tax: \$126.00

When Recorded, Return to:

*Millennium Trust Company LLC
2001 Spring Road, Suite 700
Oak Brook, IL 60523*

Mail Tax Bills to:

*Millennium Trust Company LLC
2001 Spring Road, Suite 700
Oak Brook, IL 60523*

SPECIAL WARRANTY DEED



THIS INDENTURE WITNESSETH, that NSBT-2, 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 Millennium Trust Co LLC Custodian FBO Dale William Bernards SEP IRA ("Grantee") with a principal address at Millennium Trust Company LLC 2001 Spring Road, Suite 700, Oak Brook, IL 60523, 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.

REAL ESTATE TRANSFER TAX		21-Jun-2017	
	COUNTY:	6.00	
	ILLINOIS:	12.00	
	TOTAL:	18.00	

16-23-414-025-0000 | 20170601676280 | 0-729-921-984

REAL ESTATE TRANSFER TAX		21-Jun-2017	
	CHICAGO:	90.00	
	CTA:	36.00	
	TOTAL:	126.00	*

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

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 19 day of June, 2017.

GRANTOR: NSBT-2, LLC

By: WINTRUST BANK, AS SOLE MANAGER

By: Irene Calzadilla
IRENE CALZADILLA

Its: Vice President

I, Daniel A Shanley, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Irene Calzadilla, personally known to me to be the Vice President of WINTRUST BANK sole manager of NSBT-2, LLC, 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 Vice President, she signed and delivered the said instrument pursuant to authority given by the company as her 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 June, 2017.

Daniel A Shanley

Daniel A. Shanley
Commission No. 825383
Notary public - Illinois
Cook County
My Comm. Expires Sept 01, 2019

Prepared by:

Dennis P. Lindell, Esq.
Lindell & Tessitore P.C.
1755 Park St., Suite 200, Naperville, IL 60563

Special Warranty Deed

Grantee: Millennium Trust Co LLC Custodian FBO Dale William Bernards SEP IRA

Grantor: NSBT-2, LLC

Property Address: 1857-1865 S. Sawyer Avenue, Chicago, IL 60623

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EXHIBIT A

COMMON ADDRESS: 1857-1865 S. Sawyer Avenue, Chicago, IL 60623

PIN: 16-23-414-026-0000; 16-23-414-025-0000

PARCEL 1: LOTS 24, 25, 26, AND 27 IN BLOCK 8 IN DOUGLAS PARK ADDITION TO CHICAGO, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 28 IN BLOCK 8 IN DOUGLAS PARK ADDITION TO CHICAGO, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, LYING 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 17NW7127601NP with an effective date of May 3, 2017, as amended.
9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any. Rights of any existing tenants.
10. All of the matters, terms, and conditions set forth in that certain Real Estate Purchase and Sale Contract between Grantor and Grantee with an Acceptance Date of April 20, 2017, as amended.
11. Rights of any existing tenants occupying any portion of the subject property as applicable.