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Warranty Deed.doc
AFTER RECORDING RETURN TO:



IDoc# 1725004045 Fee \$46.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 09/07/2017 11:04 AM PG: 1 OF 5

SPECIAL WARRANTY DEED LIMITED LIABILITY COMPANY TO LIMITED LIABILITY COMPANY

THIS INDENTURE, made as of Aug 29, 2017, between ENVIRONS DEVELOPMENT HOWE PARTNERS, LLC, an Illinois limited liability company, having its principal place of business at 3060 N. LINCOLN, CHICAGO, ILLINOIS 60657, party of the first part, and ENW LLC A Delaware limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its successors and assigns, **FOREVER**, all of 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 attached hereto as Exhibit A and incorporated herein by reference.

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or 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 in equity of, in and to the above described premises, with the hereditaments and appurtenances.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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, and its successors 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 it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim same, by, through or under it, subject to the matters set forth on EXHIBIT B which is attached hereto and incorporated herein by reference.

FIRST AMERICAN TITLE
FILE # 2881997

S Y
P 4
S N
SC Y
INT AR

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Property of Cook

REAL ESTATE TRANSFER TAX 04-Sep-2017

CHICAGO:	18,750.00
CTA:	7,500.00
TOTAL:	26,250.00 *

14-33-303-138-1001 | 20170801615223 | 2-106-553-280

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

REAL ESTATE TRANSFER TAX 04-Sep-2017

COUNTY:	1,250.00
ILLINOIS:	2,500.00
TOTAL:	3,750.00

14-33-303-138-1001 | 20170801615223 | 0-059-732-928

COOK COUNTY CLERK'S OFFICE

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Prepared by:

Joseph R. Julius - AA84
5410 Newport Drive - Suite 23
Rolling Meadows, Illinois 60008

Name and Address of Taxpayer: + email to:
ENW, LLC

807 Forest Ave
River Forest, IL 60305

**EXHIBIT "A"
ATTACHMENT TO DEED**

LEGAL DESCRIPTION

THE SOUTH 30 FEET OF LOTS 7, 8 AND 9, TAKEN AS ONE TRACT, (EXCEPT PART TAKEN FOR ALLEY) IN KERFOOT'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 1/2 OF LOT 15 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-33-303-138-1001; 14-33-303-138-1002;
14-33-303-138-1003; 14-33-303-138-1004; 14-33-303-138-1005; 14-33-303-138-1006
14-33-303-138-1007; 14-33-303-138-1008; 14-33-303-138-1009; 14-33-303-138-1010
Address(es) of Real Estate: 1819 N. HOWE, CHICAGO, ILLINOIS 60614

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EXHIBIT "B" ATTACHMENT TO DEED

Property is conveyed subject to the following (the "Permitted Exceptions"):

- (a) current non-delinquent real estate taxes and taxes for subsequent years;
- (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (c) public, private and utility easements
- (d) covenants, conditions, restrictions and easements of record;
- (e) applicable building and zoning laws, statutes, ordinances and restrictions;
- (f) road and highways, if any; and
- (g) BUYER'S mortgage, if any;