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Warranty Deed In Trust.doc

AFTER RECORDING RETURN TO:

MARC CERVANTES
CERVANTES CHATT & PRINCE PC
111 W WASHINGTON STREET
SUITE 1201
CHICAGO, IL 60602

SPECIAL WARRANTY DEED
LIMITED LIABILITY COMPANY TO
TRUST

FIRST AMERICAN TITLE

FILE # 2846927

192



1733334001

Doc# 1733334001 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2017 09:10 AM PG: 1 OF 4

THIS INDENTURE, made as of November 15, 2017, between **ENVIRONS DEVELOPMENT HOWE PARTNERS, LLC - 1815 HOWE**, an Illinois limited liability company, having its principal place of business at 3060 N. LINCOLN, CHICAGO, ILLINOIS 60657, party of the first part, and **CHICAGO TITLE LAND TRUST COMPANY** a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as trustee under the provisions of a certain Trust Agreement dated November 22, 2017 and known as Trust Number 8002376493, 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:

THE NORTH 1/2 OF THE WEST 1/2 (EXCEPT PART FALLING IN PUBLIC ALLEY AND EXCEPT PART FALLING IN HOWE STREET) OF THE EAST 1/2 OF THE SOUTH 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): 14-33-303-165-0000; 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: 1815 N. HOWE STREET, CHICAGO, ILLINOIS 60614

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 A which is attached hereto and incorporated herein by reference.

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TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Dated this 15 day of Nov, 20 2017.

REAL ESTATE TRANSFER TAX 28-Nov-2017



COUNTY:	3,225.00
ILLINOIS:	6,450.00
TOTAL:	9,675.00

14-33-303-165-0000 | 20171101648292 | 1-277-200-416

ENVIRONS DEVELOPMENT HOWE PARTNERS, LLC -
1815 HOWE, an Illinois limited liability company.

by ENVIRONS DEVELOPMENT HOWE PARTNERS,
LLC, an Illinois limited liability company

REAL ESTATE TRANSFER TAX 28-Nov-2017



CHICAGO:	48,375.00
CTA:	19,350.00
TOTAL:	67,725.00*

14-33-303-165-0000 | 20171101648292 | 1-952-672-704

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

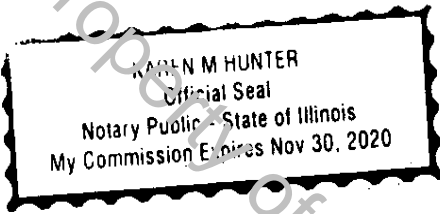
By: 
KENNETH F. BRINKMAN, MEMBER

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that KENNETH F. BRINKMAN, as Member of ENVIRONS DEVELOPMENT HOWE PARTNERS, LLC, an Illinois limited liability company personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument as such sole member of said limited liability company appeared before me this day in person and acknowledged that as such member, he signed and delivered such instrument, pursuant to authority given by said company, as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth therein.

Given under my hand and official seal, this 15th day of November, 2017



Karen M Hunter
(Notary Public)

ENVIRONS DEVELOPMENT HOWE PARTNERS, LLC -
1815 HOWE, an Illinois limited liability company.

by ENVIRONS DEVELOPMENT HOWE PARTNERS, LLC,
an Illinois limited liability company

By [Signature]
CHRISTOPHER J. MCKINNIS, Member

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that CHRISTOPHER J. MCKINNIS, as Member of ENVIRONS DEVELOPMENT HOWE PARTNERS, LLC, an Illinois limited liability company, personally known to me to be the same person(s) who subscribed to the foregoing instrument as such sole member of said limited liability company appeared before me this day in person and acknowledged that as such member, he signed and delivered such instrument, pursuant to authority given by said company, as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth therein.

Given under my hand and official seal, this 14th day of November, 2017



Karen M Hunter
(Notary Public)

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EXHIBIT "A" 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;

Prepared by

Joseph R. Julius

5410 Newport Drive #23

Rolling Meadows IL 60008

Name + Address of Taxpayer

Chicago Title Land Trust

1815 N Howe St

Chicago IL 60614