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1801818076D

DEED OF CONVEYANCE
ILLINOIS STATUTORY
Limited Liability Company to NFP Corporation

Doc# 1801818076 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2018 04:39 PM PG: 1 OF 7

MAIL TO:

Winnebago Townhomes Association
c/o Anthony Joseph, Registered Agent
30 North LaSalle, Suite 2340
Chicago, Illinois 60602

NAME/ADDRESS OF TAXPAYER(S):

Winnebago Townhomes Association
c/o Anthony Joseph, Registered Agent
30 North LaSalle, Suite 2340
Chicago, Illinois 60602

RECORDER'S STAMP

The Grantor, **MCZ Winnebago Development, LLC**, an Illinois limited liability company, for the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEYS** unto the following Grantee:

Winnebago Townhomes Association,
an Illinois not-for-profit corporation

the following described property situated in the County of Cook in the State of Illinois, to wit:

See Subject To provisions & Legal Description attached hereto and made a part hereof.

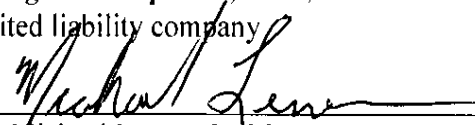
Permanent Index Number: 14-31-320-041-0000 (divided)

Common Address: **1721 North Winnebago,** Chicago, IL 60647
(Common Areas' **Oulot "A"** in the Winnebago Townhomes)

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by its Manager this 10th day of November, 2017.

MCZ Winnebago Development, LLC,
an Illinois limited liability company

By: X


Michael Lerner, Its Manager

ROK

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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 the above authorized signatory, personally known to me to be a Manager of MCZ Winnebago Development, 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 Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of November, 2017.

Barbara KUPIEC
Notary Public BARBARA KUPIEC
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 19, 2021

Subject To provisions:

- (a) General real estate taxes;
- (b) Zoning, building line, building laws or ordinances;
- (c) Roads and/or highways, if any;
- (d) Covenants and/or easements heretofore created in favor of public utilities and/or the City of Chicago and reserved by or for the benefit of the Grantor for the installation and maintenance of public utility facilities such as, but not limited to, lines, mains, pipes, poles, wires, tunnels, basins and equipment with right of access thereto for necessary maintenance;
- (e) Declaration of Party Wall Rights, Easements, Covenants, Conditions and Restrictions recorded in the Office of the Recorder of Deeds, as amended from time to time; and
- (f) Acts or omissions (if any) of Grantee.

Legal Description of Outlot "A": See attached hereto and made a part hereof

Exempt under provisions of Paragraph e , Section 4,
Real Estate Transfer Tax Act.

11/10/17
Date

Miguel Leu
Buyer, Seller or Representative

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Legal Description

Outlot "A"

THAT PART OF LOTS 1 THROUGH 23 AND THAT PART OF A 3.00 FOOT STRIP OF LAND LYING NORTH AND ADJOINING SAID LOT 1, IN BLOCK 1 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, BEING THE INTERSECTION OF THE SOUTH LINE OF CHICAGO, MILWAUKEE, ST. PAUL RAILROAD WITH THE NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS; THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, ALSO THE SOUTH LINE OF RAILROAD, A DISTANCE OF 110.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 47 DEGREES 59 MINUTES 00 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT, A DISTANCE OF 505.22 FEET TO A POINT ON WEST LINE OF NORTH LEAVITT STREET; THENCE SOUTH ALONG SAID WEST LINE OF N. LEAVITT STREET (HAVING AN ASSUMED BEARING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST) A DISTANCE OF 29.21; THENCE NORTH 47 DEGREES 54 MINUTES 27 SECONDS WEST, A DISTANCE OF 4.29 FEET TO THE NORTHEASTERLY CORNER OF THREE STORY CONCRETE BLOCK BUILDING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 81.98 TO A CORNER OF SAID BUILDING; THENCE SOUTH 42 DEGREES 05 MINUTES 33 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 21.65 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 47 DEGREES 53 MINUTES 59 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 8.00 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 41 DEGREES 59 MINUTES 11 SECONDS EAST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 21.65 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 48 DEGREES 00 MINUTES 49 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 82.00 FEET TO A CORNER OF SAID BUILDING; THENCE SOUTH 41 DEGREES 54 MINUTES 26 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING AND ITS EXTENSION, A DISTANCE OF 52.38 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID TRACT, ALSO THE NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE; THENCE NORTH 47 DEGREES 59 MINUTES 00 SECONDS WEST ALONG SAID NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE, A DISTANCE OF 9.93 FEET;

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THENCE NORTH 41 DEGREES 52 MINUTES 53 SECONDS EAST, A DISTANCE OF 12.00 FEET TO THE SOUTHWESTERLY CORNER OF THREE STORY CONCRETE BLOCK BUILDING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 40.35 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 48 DEGREES 04 MINUTES 11 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 82.51 FEET TO A CORNER OF SAID BUILDING; THENCE SOUTH 41 DEGREES 59 MINUTES 27 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 21.65 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 47 DEGREES 35 MINUTES 18 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 7.06 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 41 DEGREES 59 MINUTES 27 SECONDS EAST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 21.65 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 47 DEGREES 56 MINUTES 14 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 82.59 FEET TO A CORNER OF SAID BUILDING; THENCE SOUTH 41 DEGREES 51 MINUTES 38 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING AND ITS EXTENSION, A DISTANCE OF 52.35 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID TRACT, ALSO THE NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE; THENCE NORTH 47 DEGREES 59 MINUTES 00 SECONDS WEST ALONG SAID NORTHEASTERLY LINE OF NORTH WINNEBAGO AVENUE, A DISTANCE OF 10.09 FEET;

THENCE NORTH 42 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 11.98 FEET TO THE SOUTHWESTERLY CORNER OF THREE STORY CONCRETE BLOCK BUILDING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 40.27 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 47 DEGREES 58 MINUTES 52 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 82.47 FEET TO A CORNER OF SAID BUILDING; THENCE SOUTH 41 DEGREES 56 MINUTES 53 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 21.65 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 47 DEGREES 37 MINUTES 58 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 7.04 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 42 DEGREES 04 MINUTES 09 SECONDS EAST ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 21.65 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 47 DEGREES 56 MINUTES 48 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID BUILDING AND ITS EXTENSION, A DISTANCE OF 90.85 FEET TO A POINT ON THE SOUTH LINE OF CHICAGO, MILWAUKEE, ST. PAUL RAILROAD, ALSO THE NORTH LINE OF SAID TRACT; THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST ALONG SAID SOUTH LINE OF RAILROAD, A DISTANCE OF 32.22 FEET TO THE POINT OF BEGINNING, ALSO NORTHEAST CORNER OF SAID TRACT.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of its knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity (such as a land trust) recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

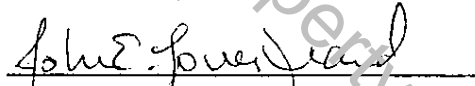
Dated: November 10, 2017

For Grantor(s):

By: X



Subscribed and sworn to before me
November 10, 2017.


Notary Public



The Grantee or its agent affirms and verifies that the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity (such as a land trust) recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

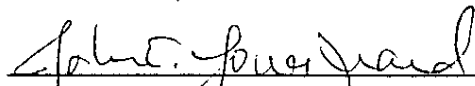
Dated November 10, 2017

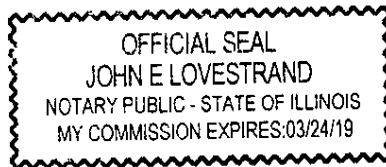
For Grantee(s):

By: X



Subscribed and sworn to before me
November 10, 2017.


Notary Public



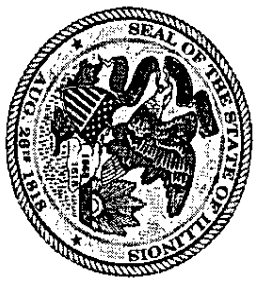
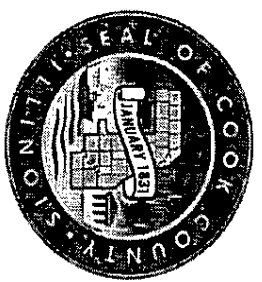
NOTE:

Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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REAL ESTATE TRANSFER TAX

18-Jan-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

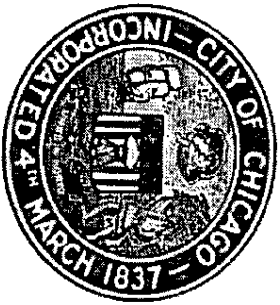
14-31-320-041-0000 | 20180101685688 | 0-254-988-832

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

18-Jan-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-31-320-041-0000 | 20180101685688 | 1-851-916-832

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office