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18109411250

Doc# 1810941125 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2018 12:18 PM PG: 1 OF 4

TRUSTEE'S DEED

75 of 115

FOR RECORDER'S USE ONLY

This indenture made on March 22, 2018 between GRANTOR, Dennis Puchalski, as Trustee under The Dennis Puchalski Living Trust dated April 4, 2014, as to an undivided 1/2 interest and Mary Ann Puchalski, as Trustee under The Mary Ann Puchalski Living Trust dated April 4, 2014 as to an undivided 1/2 interest, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to the GRANTEE, Wellington Building IV LLC, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PIN: 14-28-113-035-1077
Address of Real Estate: 445 W Wellington Unit 11A, Chicago, IL 60657

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs 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 the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, subject to:

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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18NW 7132174NS
1 ac BV Chicago Title

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IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Trustee's Deed to be effective this 22ND day of March, 2018

Mary Ann Puchalski
Mary Ann Puchalski, as Trustee under
The Mary Ann Puchalski Living Trust dated April 4, 2014



STATE OF Florida)
COUNTY OF Collier) SS.


I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Mary Ann Puchalski** not individually but as trustee for the **The Mary Ann Puchalski Living Trust dated April 4, 2014**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as of their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22ND day of March, 2018

Susan Hettich
NOTARY PUBLIC
My commission expires: 6/2/2021



REAL ESTATE TRANSFER TAX		13-Apr-2018
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50
14-28-113-035-1077 20180301627987 1-507-297-568		

REAL ESTATE TRANSFER TAX		18-Apr-2018
	CHICAGO:	1,912.50
	CTA:	765.00
	TOTAL:	2,677.50 *
14-28-113-035-1077 20180301627987 0-566-315-296		

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

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IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Trustee's Deed to be effective this 22nd day of March, 2018

Dennis Puchalski
Dennis Puchalski, as Trustee under
The Dennis Puchalski Living Trust dated April 4, 2014

STATE OF Florida)
COUNTY OF Collier) SS.

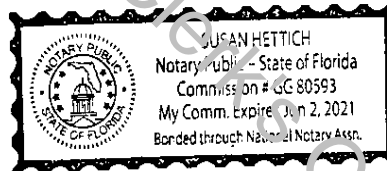
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Dennis Puchalski**, not individually but as trustee for the **The Dennis Puchalski Living Trust dated April 4, 2014**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as of their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22nd day of March, 2018

Susan Hettich

NOTARY PUBLIC

My commission expires: 6/2/2021



Prepared By:

Michael Forkan, Esq.
Kovitz Shifrin Nesbit
175 N. Archer
Mundelein, IL 60060

After Recording Mail to:

Wellington Building IV, LLC
2320 N. Damen, Suite 1D
Chicago, IL 60647

Send Subsequent Tax Bills to:

Wellington Building IV, LLC
2320 N. Damen, Suite 1D
Chicago, IL 60647

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 11A, IN THE WELLINGTON PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 AND THE WEST 44 FEET 1 1/4 INCHES OF LOT 5 IN BAKERS SUBDIVISION OF 5 ACRES IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24874731, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office