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1810941127D

Doc# 1810941127 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2018 12:25 PM PG: 1 OF 3

WARRANTY DEED

77 of 115

FOR RECORDER'S USE ONLY

GRANTOR, George Potter, a single person, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** 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: 14-28-113-035-1079
Address of Real Estate: 445 W Wellington Unit 11C, Chicago, IL 60657

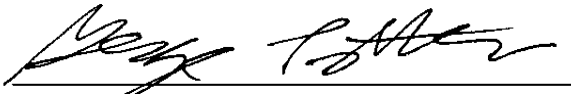
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, subject to:

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18NW 7132176NS
1 all BV Chicago Title

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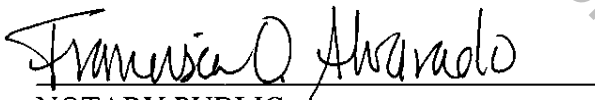
IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Warranty Deed to be effective this 22 day of March, 2018.

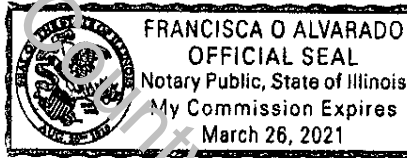

George Potter

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **George Potter**, 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 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


NOTARY PUBLIC
My commission expires: 3/26/21



Prepared By:

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


REAL ESTATE TRANSFER TAX		13-Apr-2018
	COUNTY:	133.25
	ILLINOIS:	266.50
	TOTAL:	399.75
14-28-113-035-1079 20180301628002 2-070-202-656		

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

REAL ESTATE TRANSFER TAX		18-Apr-2018
	CHICAGO:	1,998.75
	CTA:	799.50
	TOTAL:	2,798.25 *
14-28-113-035-1079 20180301628002 1-908-492-576		

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

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 11C, 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