

# UNOFFICIAL COPY

Doc#: 1815849358 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2018 01:08 PM Pg: 1 of 4

Dec ID 20180601690597  
ST/CO Stamp 1-787-321-888 ST Tax \$230.00 CO Tax \$115.00  
City Stamp 1-589-691-168 City Tax: \$2,415.00

*Prepared by:*

Dennis P. Lindell, Esq.  
Lindell & Tessitore P.C.  
1755 Park St., Suite 200, Naperville, IL 60563

*When Recorded, Return to:*  
Benjamin Thrall  
255 W. St. Charles Rd.  
Elmhurst, IL 60126

*Mail Tax Bills to:*  
Benjamin Thrall  
255 W. St. Charles Rd.  
Elmhurst, IL 60126

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **V IN 2016 Commercial Stack I, LLC**, an Illinois limited liability company ("Grantor"), with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018, **CONVEYS AND SPECIALLY WARRANTS** to Benjamin Thrall\* ("Grantee"), with a principal address at 255 W. ST CHARLES RD., ELMHURST, IL 60126 for and in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

*\* and Thomas F. Thrall and Judith Thrall,  
as Tenants in Common*  
**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A  
AND MADE PART HEREOF**

The subject Real Estate does not constitute homestead property of Grantor

**SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO**, Grantor, by execution and delivery hereof, warrants the title to said Real Estate to Grantee as to and against its acts only and none other.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

CT 18NW7134 337NP

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 24 day of May, 2018

GRANTOR: WIN 2016 Commercial Stack I, LLC, an Illinois limited liability company

By: Wintrust Bank, as successor by merger to North Bank, as Sole Member

By: Irene Calzadilla  
Irene Calzadilla

Title: Vice President of Sole Member

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK )

I, NATASA MILICIC, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Irene Calzadilla personally known to me to be the Vice President of Wintrust Bank as successor by merger to North Bank, sole member of WIN 2016 Commercial Stack I, LLC, an Illinois limited liability company 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 Vice President, she signed and delivered the said instrument pursuant to authority given by the company as her free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24<sup>th</sup> day of May, 2018.

Natasa Milicic

"OFFICIAL SEAL"

**NATASA MILICIC**

Notary Public, State of Illinois

My Commission Expires 10/10/20


Special Warranty Deed

Grantee: Benjamin Thrall/Thomas F Thrall/Judith Thrall

Grantor: WIN 2016 Commercial Stack I, LLC



Property Address: 1723 Maplewood, Unit 1, Chicago, IL 60647

Parcel Number: 13-36-422-045-1001

REAL ESTATE TRANSFER TAX	05-Jun-2018
	CHICAGO: 1,725.00
	CTA: 690.00
	TOTAL: 2,415.00 *

13-36-422-045-1001 | 20180601690597 | 1-589-691-168

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

REAL ESTATE TRANSFER TAX	05-Jun-2018
 	COUNTY: 115.00
	ILLINOIS: 230.00
	TOTAL: 345.00

13-36-422-045-1001 | 20180601690597 | 1-787-321-888

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## EXHIBIT A LEGAL DESCRIPTION

Order No.: 18NW7134337NP

For APN/Parcel ID(s): 13-36-422-045-1001

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PARCEL 1:

UNIT 1 IN THE 1723 NORTH MAPLEWOOD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 63 IN J.W. HAMBLETON'S SUBDIVISION OF BLOCK 6 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0621632049, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PCL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0621632049.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. ~~Private, public and utility easements and roads and highways, if any.~~
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules.
6. ~~Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.~~
7. All matters of public record.
8. All exceptions and defects contained within that certain Title Commitment 180W134337 NP with an effective date of May 15, 2018, as amended.
9. ~~Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.~~
10. All of the matters, terms, and conditions set forth in that certain Purchase and Sale Contract between Grantor and Grantee with an Acceptance Date of May 4, 2018 as may be amended.
11. *Limitations and conditions imposed by the Illinois Condominium Property Act*