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Chicago Title Insurance Company

SPECIAL WARRANTY DEED

(Trust to Individual)

185T 06315-81c 1/12

Doc#: 1904246175 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/11/2019 01:00 PM Pg: 1 of 3

Dec ID 20190101688594
ST/CO Stamp 0-217-688-480 ST Tax \$252.00 CO Tax \$126.00

THIS INDENTURE, made this 6th day of February, 2019, by and between U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE for NEWLANDS ASSET HOLDING TRUST, a Delaware statutory trust, GRANTOR, party of the first part, and STEVAN POZNANOVIC, a *married man*, GRANTEE, party of the second part, of

8752 W. Berwyn Ave., Chicago, IL 60656 (GRANTEE'S ADDRESS),

WITNESSETH, that said party of the first part, for and in consideration of the sum of TEN & 00/100 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 **REMISE, RELINQUISH, ALIEN AND CONVEY** unto said party of the second part, and to his heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

See attached Legal Description

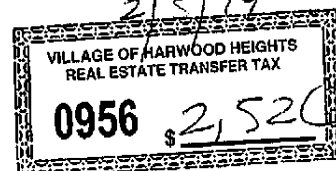
SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements; and general real estate taxes not due and payable as of February 6, 2019.

Permanent Real Estate Index Number: 12-12-425-009-1086

Address of Real Estate: 4811 N. Olcott Ave., Unit #614, Harwood Heights, IL 60706

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said premises as above described, with the appurtenances, unto said party of the second part, his heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.



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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Agent the day and year first above written.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE for NEWLANDS ASSET HOLDING TRUST

By: Larry A. Chambers, Attorney-in-Fact
Larry A. Chambers, Attorney-in-Fact

STATE OF ILLINOIS)
COUNTY OF COOK) s.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that Larry A. Chambers, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act and deed of the Grantor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of February, 2019



[Signature] (Notary Public)

Prepared By: Larry A. Chambers
Attorney at Law
3856 Oakton St.
Skokie, IL 60076

Mail To:
Stewan Poznanovic
8752 W. Berwyn Ave
Chicago IL 60656

Name & Address of Taxpayer:



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EXHIBIT A

Order No.: 18ST06315SK

For APN/Parcel ID(s): 12-12-425-009-1086

Parcel 1:

Unit 4811-614 in The Clock Tower Pointe of Harwood Heights Condominium, as delineated on a survey of the following described property:

Lots 1, 2, 3, 4, 5, 6 and 7 in Block 9 and Lots 4, 5, and 6 together with the South 1/2 of the vacated 16 foot alley lying North of and adjoining said Lots 4, 5, and 6 in Block 10; and all of vacated Gunnison Street lying between aforesaid Blocks 9 and 10 in Oliver Salinger and Company's Lawrence Avenue Manor being a Subdivision of Lot 3 in Circuit Court Partition of The East 1/2 of the Southeast 1/4 and part of the West 1/2 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

That part of the West 1/2 of the South East 1/4 of Section 12, Township 40 North, Range 12 East of the Third Principal Meridian, lying East of the East line of Oliver Salinger and Company's Lawrence Avenue Manor, being a Subdivision of Lot 3 in Circuit Court Partition of the East 1/2 of the Southeast 1/4 and part of the West 1/2 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of aforesaid Section 12, recorded April 28, 1925 as document 566267, lying West of West line of the South 18.61 acres of the East 31.86 acres of the West 1/2 of the Southeast 1/4 of Section 12 aforesaid, and lying South of the center line of Alley, extended East, in Block 10 in Oliver Salinger and Company's Lawrence Avenue Manor aforesaid, (excepting that part thereof falling in Lawrence Avenue), in Cook County, Illinois.

That part of the South 18.61 acres of the East 31.86 acres of the West 1/2 of the Southeast 1/4 of Section 12, Township 40 North, Range 12 East of the Third Principal Meridian, lying South of the center line of alley, extended East, in Block 10 in Oliver Salinger and Company's Lawrence Avenue Manor, being a Subdivision of Lot 3 in Circuit Court Partition of the East 1/2 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. (excepting from said tract of Land the East 333.03 Feet (measured on the South Line and also excepting that part thereof which lies South of the South 50 Feet thereof, (measured at right angles to the South line), in Cook County, Illinois.

Which survey is attached to the declaration of condominium recorded as Document 0716903044, and as amended by document 0724215000, together with an Undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to use parking space P 1-44 and storage space S 1-44, Limited Common elements as delineated on the survey attached to the declaration Aforesaid recorded as document number 0716903044 and as amended by Document 0724215000, and as further amended from time to time, in Cook County, Illinois.