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FIRST AMERICAN TITLE

FILE # 3011923

By Julius 9/9

THIS INSTRUMENT PREPARED
BY: JOSEPH R JULIUS
5410 NEWPORT DRIVE UNIT 23
ROLLING MEADOWS, IL 60008

Doc#: 2031246018 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/09/2020 09:19 AM Pg: 1 of 6

Dec ID 20200801664610
ST/CO Stamp 1-190-244-832 ST Tax \$2,475.00 CO Tax \$1,237.50
City Stamp 0-116-503-008 City Tax: \$25,987.50

SEE PAGE 2 FOR MAIL TO
INFORMATION

ABOVE SPACE FOR RECORDER'S USE ONLY

04/20/05

SPECIAL WARRANTY DEED

Vb050620

This indenture, made this 7 day of August, 2020, between ENVIRONS LINCOLN HOLDINGS, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and DANA W. HIRT, AS TRUSTEE OF THE DANA W HIRT REVOCABLE TRUST u/t/a dated AUGUST 2, 2017. Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto (the "Unit").

Together with all and singular the 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) current general real estate taxes, taxes for subsequent years and special taxes or assessments;
- (b) the Act;
- (c) the Declaration;

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- (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record;*
- (e) encroachments onto the Property, if any, provided same are insured over by the Title Company;*
- (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;*
- (g) covenants, conditions, agreements, building lines and restrictions of record; (h) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration, or amendments thereto and any easements provided therefor;*
- (i) Purchaser's mortgage, if any;*
- (j) liens, encroachments and other matters over which the Title Company is willing to insure at Seller's expense;*
- (k) liens or encumbrances of a definite or ascertainable amount which may be removed at the time of Closing by payment of money at the time of Closing; and*

{SIGNATURE PAGE FOLLOWS}

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Dated this 7th day of August, 2020

ENVIRONS LINCOLN HOLDINGS, LLC.
An Illinois Limited Liability Company

By: *Kenneth F. Brinkman*
KENNETH F. BRINKMAN, MEMBER

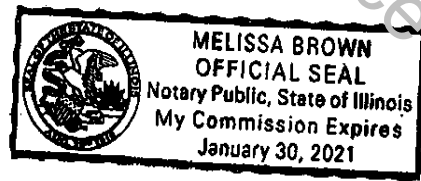
Property of Cook County Clerk's Office

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 KENNETH F. BRINKMAN, as Member of ENVIRONS LINCOLN HOLDINGS, LLC, an Illinois limited liability company personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument as such sole member of said limited liability company appeared before me this day in person and acknowledged that as such member, he signed and delivered such instrument, pursuant to authority given by said company, as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth therein.

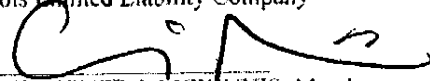
Given under my hand and official seal, this 7th day of August, 2020

Melissa Brown (Notary Public)



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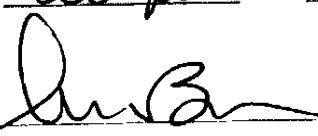
ENVIRONS LINCOLN HOLDINGS, LLC.
An Illinois Limited Liability Company

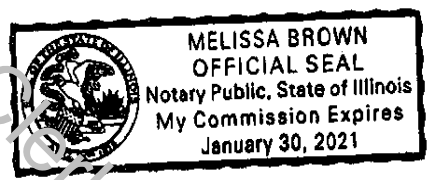
By: 
CHRISTOPHER J. MCKINNIS, Member

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 CHRISTOPHER J. MCKINNIS, as Member of ENVIRONS LINCOLN HOLDINGS, LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument as such sole member of said limited liability company appeared before me this day in person and acknowledged that as such member, he signed and delivered such instrument, pursuant to authority given by said company, as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes set forth therein.

Given under my hand and official seal, this 7th day of August, 2020


 (Notary Public)



MAIL TO
DAVID J FINTZ
FRIEND, LEVINSON + TURNER
33 N LaSalle #3200
Chicago IL 60602
SEND Subsequent Tap Bills TO
DANA HIAT
1170 W Scherbar #402
Chicago IL

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The foregoing transfer of title/conveyance is hereby accepted by DANA W. HIRT of Chicago, Illinois, as Trustee under the provisions of the DANA W. HIRT REVOCABLE TRUST U/T/A DATED 08/02/2017.



DANA W. HIRT, Trustee, as aforesaid

Prepared by:
Joseph R. Julius - AA84
5410 Newport Drive – Suite 23
Rolling Meadows, IL 60008

Name and Address of Taxpayer:
DANA W. HIRT REVOCABLE TRUST
1110 W. SCHUBERT AVENUE #402
CHICAGO, IL 60614

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit No. 402, in Schubert Pointe Condominium, as delineated on a plat of survey of the following described tract of land: That part of Lots 22, 23, 24 and 25, in Lill's Subdivision of Blocks 11, in Lill and Diversey's Subdivision of Outlots 11 and 12 in Canal Trustees Subdivision of the East half of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: Commencing at most Northerly corner of said Lot 22; thence South 45 degrees West along Northwesterly line of Lot 22, 62.50 feet; thence South 45 degrees East on a line parallel with Northeasterly line of said lots 19.19 feet; thence South 12 degrees 49 minutes West 58.93 feet to a point in South line of said lots which is 36.35 feet East of the Southwesterly corner thereof; thence East along the South line of said lots 158.92 feet to the Southeast corner of Lot 25; thence North 45 degrees West along Northeasterly line of said lots 162.95 feet to the place of beginning, which plat of survey is attached as Exhibit "C" to the declaration of condominium ownership recorded March 10, 2020, as document no. 2007016035, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space P-5, P-9 and P-10, Storage Area S-4 and S-5 and Roof Deck L.C.E. for Unit 402, all as limited common elements, as set forth in the Declaration of Condominium, and survey attached thereto.

Permanent Index #'s: 14-29-401-040-0000 (490) and 14-29-401-042-0000 (490)

Property Address: 1110 West Schubert Avenue, Unit 402, Chicago, Illinois 60614

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): *14-29-401-040-0000; and *14-29-401-042-0000

*These PINs relate to the project as a whole and not to any one particular Dwelling Unit. Upon the recording of the Declaration, the Cook County Assessor will assign new PINs to each Dwelling Unit created therein.

Address(es) of real estate: Unit 402, 1110 Schubert, Chicago, IL 60614
 Parking Spaces P- 5, P-9, AND P-10
 Storage Area S -4 and S-5