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Doc#: 2035842081 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2020 01:54 PM Pg: 1 of 5

**THIS INSTRUMENT WAS
PREPARED BY:**
Paul C. Downing
Trout Downing, LLC
134 North LaSalle, Suite 1840
Chicago, Illinois 60602
Attn: Paul C. Downing

Dec ID 20201101664591
ST/CO Stamp 0-619-562-976 ST Tax \$145.00 CO Tax \$72.50

**AFTER RECORDING PLEASE
MAIL TO:**

James Vachachira
Abraham, Sweaney, Vachachira & Joseph
834 E. Rand Road, #3
Mount Prospect, Illinois 60056

SEND SUBSEQUENT TAX BILLS TO:

VK BK, LLC
171 W. Wing, Unit 208
Arlington Heights, Illinois 60005

WARRANTY DEED

This **WARRANTY DEED**, made as of the 20th day of November 2020, by Colin M. Donovan and Brian C. Donovan, as Trustees of the Donovan Land Trust Agreement dated May 27, 2004 and known as Trust Number 04-01 (the "Grantor"), in favor of VKBK, LLC, an Illinois limited liability company (the "Grantee").

WITNESSETH, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, and warranted to VKBK, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof)*, attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit B attached hereto and made a part hereof. Grantor does hereby warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and date first above written.

GRANTOR:

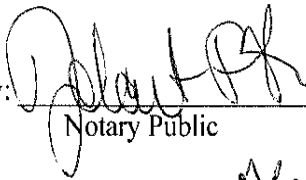


Colin M. Donovan,
as Trustee of the Donovan Land Trust
Agreement dated May 27, 2004 and
known as Trust Number 04-01

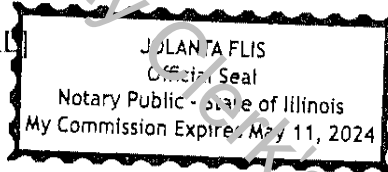
STATE OF Illinois }
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Colin M. Donovan, as Trustee of the Donovan Land Trust Agreement dated May 27, 2004 and known as Trust Number 04-01, the Grantor under the foregoing instrument, personally known or identified 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 he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8 day of November, 2020.

By: 
Notary Public

[SEAL]



Commission Expires: May 11, 2024

[Signatures continue on the following page]

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EXHIBIT A

LEGAL DESCRIPTION

Parcel one:

Unit 208 together with its undivided percentage interest in the common elements in Wing Street condominium, as delineated and defined in the declaration recorded May 28, 2003 as document No. 0314831023, as amended from time to time, in the West half of the southwest quarter of section 29 and the north half of the southeast quarter of section 30, all in township 42 north, range 11, east of the Third Principal Meridian, in Cook County, Illinois.

Parcel two:

The exclusive right to the use of Garage Space(s) 93, 94, 111 and 112, Limited Common Elements, as delineated on the survey attached to the declaration aforesaid recorded as document No. 0314831023, as amended from time to time.

Parcel three:

Easements for the benefit of parcels one and two for ingress, egress, use and enjoyment as set forth in cross easement and cost sharing agreement recorded as document No. 00577251.

Commonly known as: 171 W. Wing, Unit 208, Arlington Heights, Illinois 60005

Property Index No.: 03-29-340-031-1008

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

See attached

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