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SPECIAL WARRANTY DEED (LLC to Individual)

Doc#: 2115401218 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/03/2021 12:28 PM Pg: 1 of 3

Dec ID 20210501638468
ST/CO Stamp 0-757-586-192 ST Tax \$595.00 CO Tax \$297.50
City Stamp 0-519-039-248 City Tax: \$6,247.50

Above Space for Recorder's Use Only

THIS INDENTURE, made this 25th day of May, 2021 by and between GREENSTONE CAPITAL, L.L.C., 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 THOMAS RAY TRUCKENMILLER, and JEAN ANNE LA MONICA-HESS, Husband and Wife, of 501 Bay Villas Lane, Naples, Florida 34108, GRANTEE.

WITNESSETH, that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, by the GRANTEE, the receipt of which is hereby acknowledged, and pursuant to the authority of the Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE, and to their 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 LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 17-03-101-029-1076

c/k/a: 1550 North Lake Shore Drive, Unit 13A, Chicago, Illinois 60610

subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Together with all singular, and hereditaments and appurtenances thereunto belonging, or in any wise 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** the said premises above described, as Husband and Wife, not as Tenants by the Entirety, nor as Tenants in Common, but as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors and assigns, does covenant, promise and agree, to and with said party of the second part, their heirs, successors and assigns, that during the period that GRANTOR has owned title to the premises, 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 set forth as permitted title exceptions on Exhibit B attached hereto and made a part

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hereof, and that subject to such permitted title exceptions, the GRANTOR will warrant and forever defend the premises for the period that GRANTOR owned title to the premises, against all persons lawfully claiming, by, through or under the GRANTOR, but not otherwise.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed in these presents, its corporate seal to be hereunto affixed, and attested to by its Manager, this 25 day of May, 2021.

GREENSTONE CAPITAL, L.L.C.
an Illinois limited liability company

by: *Semir Sirazi*
SEMIR SIRAZI
its: Manager

State of Illinois }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that SEMIR SIRAZI, personally known to me to be the Managing Member of GREENSTONE CAPITAL, L.L.C., 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 Manager he signed and delivered the said instrument as its managing member as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of May, 2021.
V. Vidmer
NOTARY PUBLIC

My Commission Expires: September 30, 2024

This instrument was prepared by:
Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street, Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640



MAIL TO:
V. LIETUVNINKAS
4536 W 63rd St
Chicago IL 60629

SEND SUBSEQUENT TAX BILLS TO:
Thomas Truckenmiller
501 Bay Villas Lane
Naples, FL 34108

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LEGAL DESCRIPTION



UNIT 13-A IN 1550 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOTS 1, 2, 3, 4, AND 5 AND THE NORTH 15 FEET 4 INCHES OF LOT 6 IN BLOCK 1 IN THE RESUBDIVISION BY CATHOLIC BISHOP OF CHICAGO AND VICTOR F. LAWSON OF BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO LAKE SHORE DRIVE ADDITION IN THE NORTH 1/2 OF FRACTIONAL SECTION 3, TOWNSHIP 39 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 OWNERSHIP MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1977 KNOWN AS TRUST NUMBER 1550 RECORDED AS DOCUMENT 24132177, AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 17-03-101-029-1076

c/k/a: 1550 North Lake Shore Drive, Unit 13A, Chicago, Illinois 60610

REAL ESTATE TRANSFER TAX		28-May-2021
		COUNTY: 297.50
		ILLINOIS: 595.00
		TOTAL: 892.50
17-03-101-029-1076 20210501638468 0-757-586-191		

REAL ESTATE TRANSFER TAX		28-May-2021
	CHICAGO:	4,462.50
	CTA:	1,785.00
	TOTAL:	6,247.50 *
17-03-101-029-1076 20210501638468 0-519-039-248		

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