

FIRST AMERICAN TITLE

FILE # 3102224

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Warranty Deed.doc

AFTER RECORDING RETURN TO:

Dana Siragusa
~~110 WS~~
25 East Washington Street
Ste 100
Chicago, IL 60602

Doc# 2119625084 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2021 10:33 AM Pg: 1 of 5

Dec ID 20210601659491
ST/CO Stamp 0-671-841-552 ST Tax \$1,662.50 CO Tax \$831.25
City Stamp 1-205-452-048 City Tax: \$17,456.25

SPECIAL WARRANTY DEED
LIMITED LIABILITY COMPANY TO
INDIVIDUAL

FIRST AMERICAN TITLE
FILE # 3102228

THIS INDENTURE, made as of June 11, 2021, between ENVIRONS LINCOLN HOLDINGS, LLC, an Illinois limited liability company, having its principal place of business at 3060 N. LINCOLN, CHICAGO, ILLINOIS 60657, party of the first part, and KIRBY DACH, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN (\$10.00) 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 hereby REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Grantee's address: 1110 W. Schubert Chicago, IL 60614

See legal description attached hereto as Exhibit A and incorporated herein by reference.

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law in equity of, in and to the above described premises, with the hereditaments and appurtenances.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and its successors 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim same, by, through or under it, subject to the matters set forth on EXHIBIT B which is attached hereto and incorporated herein by reference.

UNOFFICIAL COPY

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 11th day of June, 2021

By ENVIRONS LINCOLN HOLDINGS, LLC, an Illinois Limited Liability Company

By: [Signature]
KENNETH F. BRINKMAN, 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 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 11th day of June, 2021

[Signature] (Notary Public)



UNOFFICIAL COPY

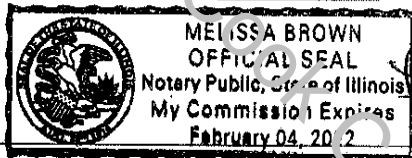
ENVIRONS LINCOLN HOLDINGS, LLC.
An Illinois Limited Liability Company,

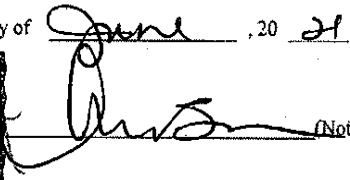
By: 
CHRISTOPHER J. MCKINIS, Member

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. MCKINIS, 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 11th day of June, 2021



 (Notary Public)

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


Name and Address of Taxpayer:
KIRBY DACH
1110 W SCHUBERT - UNIT 203
CHICAGO, IL 60614

Proprietary County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"
ATTACHMENT TO DEED****LEGAL DESCRIPTION**

UNIT NO. 203 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 25 DEGREES WEST ALONG NORTHEASTLY 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. 2007016036, 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 THE PARKING SPACES P-6, P-13 AND P-14 AND STORAGE AREA S-9, ALL AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED HERETO. 

Grantor also hereby grants to Grantee, its successors and assigns, all 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: W.
 Unit 203, 1110 Schubert, Chicago, IL 60614
 Parking Spaces P-6, P-13 AND P-14
 Storage Area S-9

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EXHIBIT "B" ATTACHMENT TO DEED

Property is conveyed subject to the following (the "Permitted Exceptions"):

- (a) general real estate taxes not yet due and payable;
- (b) the Act;
- (c) the Declaration;
- (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record provided the same are not violated by the improvements;
- (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, provided not of the foregoing are violated, contain any right of reverter or adversely interfere with the use and enjoyment of the Purchased Unit as a residential condominium;
- (h) easements recorded at any time prior to Closing which do not underlie the improvements, including any easements established by or implied from the Declaration, or amendments thereto and any easements provided therefor;
- (i) roads or highways, if any;
- (j) Illinois Environmental Protection Agency approved conditions pursuant to letter dated October 24, 2018 and any No Further Remediation letter;
- (k) Purchaser's mortgage, if any;
- (l) liens, encroachments and other matters over which the Title Company is willing to insure at Seller's expense; and
- (m) 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 are so removed