

# UNOFFICIAL COPY

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GIT (1/2)

Doc#: 2126020575 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/17/2021 02:34 PM Pg: 1 of 5

## SPECIAL WARRANTY DEED (Illinois)

Dec ID 20210701611428  
ST/CO Stamp 0-399-035-152 ST Tax \$1,470.00 CO Tax \$735.00  
City Stamp 1-857-499-920 City Tax: \$15,435.00

THIS INDENTURE, is made this 9<sup>th</sup> day of June, 2021, by and between **Webster 914 LLC, an Illinois limited liability company, Grantor, and Taylor J. Beebe and Lauro N. Ferroni, Co-Trustees of the Taylor Beebe and Lauro Ferroni Declaration of Trust dated February 16, 2015, Grantee.**

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by

the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, all of its right, title and interest in and to the following described real estate, situated in the County of Cook, in the State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: (1) covenants, conditions, restrictions and easements of record; (2) terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; (3) private, public and utility easements, including any easements which hereafter may be executed by Grantor and any easements which may be established by or implied from the Declaration or any amendments thereto, if any, provided none of the foregoing materially adversely interfere with the use of the Dwelling Unit as a single-family condominium residence; (4) private alleys, roads and highways which abut the Property, if any; (5) party wall rights and agreements, if any provided none of the foregoing materially adversely interfere with the use of the Dwelling Unit as a single-family condominium residence; (6) limitations and conditions imposed by the Act; (7) special taxes or assessments for improvements not yet completed; (8) installments not due at the date of Closing for any special tax or assessment for improvements heretofore completed; (9) general real estate taxes not due and payable at the time of Closing; (10) installments due after Closing of assessments established pursuant to the Declaration; (11) encroachments, if any, which do not materially adversely impair the use and enjoyment of the Unit Ownership; (12) applicable zoning and building laws and ordinances and other ordinances of record; (13) acts done by or suffered through Grantee or anyone claiming by, through or under Grantee; (14) Grantee's Disclaimer and Waiver of the Implied Warranty of Habitability on the Special Warranty Deed so that such Disclaimers and Waivers run with the land and make all successor owners of the Unit Ownership and Common Elements aware of, and on notice of, such Disclaimers and Waivers; and (15) liens and other matters of title over which the Title Company is willing to insure without cost to Grantee.

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

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the 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 the Grantee.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 the same, by, through or under it.

There were no tenants at the property conveyed hereby as this is new construction.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said 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 said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

\*See attached trust provisions

Permanent Real Estate Index Number(s): 14-32-210-032-0000 & 14-32-210-033-0000

Address of Real Estate: 916 W. Webster, Unit 2, Chicago, Illinois 60614

[SIGNATURES ON FOLLOWING PAGE]

#### REAL ESTATE TRANSFER TAX

22-Jul-2021



COUNTY:	735.00
ILLINOIS:	1,470.00
TOTAL:	2,205.00

14-32-210-032-0000 | 20210701611428 | 0-399-035-152

#### REAL ESTATE TRANSFER TAX

22-Jul-2021



CHICAGO:	11,025.00
CTA:	4,410.00
TOTAL:	15,435.00 *

14-32-210-032-0000 | 20210701611428 | 1-857-499-920

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

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[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

Webster 914 LLC, an Illinois limited liability company

By: Bak Home Development Partners LLC, an Illinois limited liability company

Its: Manager

By: *ML*  
Its: Manager  
Luke Bakalar

This instrument was prepared by: Debra B. Yale, Esq., 630 Dundee Road, Suite 220, Northbrook, Illinois 60062

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Frank W. Seeger #908  
111 West + Washington St  
Chicago, Ill 60602

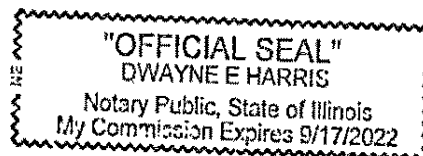
Taylor Buehler and Laura Ferroni  
916 W. Webster #2  
Chicago, Ill. 60614

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Luke Bakalar** the manager of Bak Home Development Partners LLC, an Illinois limited liability company, which company is the manager of Webster 914 LLC, an Illinois limited liability company, 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 he signed and delivered the said instrument as his free and voluntary act on behalf of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of JUNE 2021.

*W E H*  
Notary Public  
Commission expires 09/17/2022



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[ATTACHED TO AND MADE A PART OF SPECIAL WARRANTY DEED]

Full power and authority are hereby granted to said Trustees to improve, manage, protect and subdivide said real estate or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re subdivide said real estate as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said real estate or any part thereof directly to a trust grantee or to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof; to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms in and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said real estate, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustees, or any successors in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, or any successors in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees, or any successors in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement were in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in some amendment thereof, if any, and binding upon all beneficiaries thereunder; (c) that said Trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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## EXHIBIT "A"

### PARCEL 1:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 916 WEBSTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2116157056 IN PART OF SECTIONS 28, 29, 30, 31 AND 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE USE TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, ROOF L.C.E. FOR UNIT 2 AND ROOF DECK L.C.E. FOR USE OF UNIT 2 AND PORCH L.C.E. FOR USE OF UNIT 2, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS: 916 WEST WEBSTER, UNIT 2, CHICAGO, IL 60614.

Property address: 916 West Webster Avenue, Unit 2, Chicago, IL 60614  
Tax Number: 14-32-210-032-0000

Property address: 916 West Webster Avenue, Unit 2, Chicago, IL 60614  
Tax Number: 14-32-210-033-0000

Property of Cook County Clerk's Office