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Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2021 10:30 AM Pg: 1 of 4

Dec ID 20211001693660
ST/CO Stamp 2-126-147-728 ST Tax \$1,515.00 CO Tax \$757.50

21257143060PR

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

Princess of Portofino, LLC
18111 Von Karman Ave
Ste 460
Irvine, CA 92612

MAIL TAX BILL TO:

Princess of Portofino, LLC
18111 Von Karman Ave., Ste. 460
Irvine, CA 92612

This **SPECIAL WARRANTY DEED** made as of September 23, 2021 by PURPLE COW 82, LLC an Illinois limited liability company having an address at 710 Oak St, Winnetka IL 60093 ("Grantor"), to and in favor of PRINCESS OF PORTOFINO, LLC a Nevada limited liability company, having an address at 18111 Von Karman Ave., Ste. 460, Irvine, CA 92612 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and by this reference made a part hereof (the "Premises"), subject to those matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

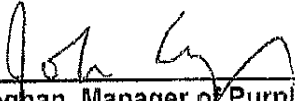
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

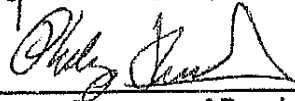
And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 23rd day of September, 2021.



John Croghan, Manager of Purple Cow 82, LLC



Phil Sheridan, Manager of Purple Cow 82, LLC

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, **John Croghan, Manager of Purple Cow 82, LLC and Phil Sheridan, Manager of Purple Cow 82, LLC**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of September, 2021.



Notary Public  MICHELLE DAMICO
OFFICIAL NAME
Notary Public, State of Illinois
My Commission Expires
August 03, 2022

PREPARED BY:

Law Office of George LaCorte, P.C.
Attorney at Law
6713 Oliphant Ave.
Chicago, IL 60631

Watermark: Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF UNITS

Units 710, 712, and 714A in Oak Glen condominium, as delineated on a survey of the following described real estate:

All that part of Block 37 in Winnetka, being a subdivision of the Northeast 1/4 of Section 20 and of the North fractional 1/2 of Section 21, Township 42 North, Range 13 East of the Third Principal Meridian, described as follows:

Beginning at a point along the South line of Oak Street 98.32 feet East of the intersection of said South line of Oak Street with the Easterly right of way lines as it existed may 29, 1951, of Chicago North Shore and Milwaukee railroad, thence South along a straight line at right angles to said South line of Oak Street, a distance of 136 feet, thence East parallel with said South line of Oak Street, a distance of 36 feet, thence North along a line at right angles to the South line of Oak Street, to the point of intersection with said South line of Oak Street, thence West to the point of beginning in the Village of Winnetka, in Cook County, Illinois, which survey is attached as exhibit 'a' to the declaration of condominium recorded as document no. 25862960 together with its undivided percentage interest in the common elements.

PINS: 05-21-115-014-1001; 05-21-115-014-1002; & 05-21-115-014-1003

Address of Real Estate: 710, 712 and 714A Oak St., Winnetka, IL 60093

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for 2021 and subsequent years not yet due and payable;
2. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership for Oak Glen Condominium recorded May 7, 1981 as Document No. 25862960, as amended from time to time; and limitations and conditions imposed by the Condominium Property Act;
3. Easement appurtenant to the land for asphalt driveway and fence presently located on the Land, and for any repairs or replacements thereof, created by Reciprocal Easement Grant recorded October 31, 1979 as document 25219626.
Affects that part of Block 37 in "Winnetka" being a Subdivision of the northeast quarter of Section 20 and the North fractional 1/4 of Section 21, Township 42 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded March 1, 1858, book number 143 of maps, page number 53 therein, as document number 98349 and re-recorded on August 8, 1873 as document number 119381, Cook County, Illinois described as follows:
Beginning at a point on the South line of Oak Street (as originally located), 105.37 feet East of the point of intersection of said original South line of Oak Street with the Southerly line of Oak Street, as relocated; thence South beginning; thence Southeasterly 10.0 feet, more or less, to a point on a line 136.0 feet South of and parallel with the aforesaid South line of Oak Street thence West along said last described parallel line, 7.0 feet; thence North along a line drawn at right angles to said South line of Oak Street 7.0 feet to the point of beginning, all in the Village of Winnetka, Cook County, Illinois.
4. Oak Glen Condominium assessments not yet due and payable;
5. Zoning laws, rules, regulations, statutes, ordinances and orders affecting the Premises;
6. Easements for public utilities; and
7. Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.