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8428962/28021664 *Robert*

Doc#: 0815041082 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/29/2008 02:44 PM Pg: 1 of 6

WARRANTY DEED
Statutory (Illinois)
(Limited Liability Company to Limited Liability Company)

THE GRANTOR

Library Tower, 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, for and in consideration of the sum of Ten and No/100 -----(\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

500 South State Street L.L.C.,
1731 Marcey Street, Suite 250
Chicago, Illinois 60614

a limited liability company created and existing under and by virtue of the laws of the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto

ABOVE SPACE FOR RECORDER'S USE ONLY

Permanent Real Estate Index Numbers: See Exhibit A attached hereto

Address of Real Estate: Retail Space, 500 South State Street, Chicago, Illinois

SUBJECT TO: covenants, conditions, and restrictions of record, zoning ordinances and building laws and restrictions; and to General Taxes not yet due and payable; the Declaration of Condominium Ownership for Library Tower Condominium and Provisions Relating to Certain Non-Condominium property

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by authority of its Managing Member this 20th day of May, 2008.

Library Tower, L.L.C., an Illinois limited liability company

By: **Lennar Chicago, Inc.**, an Illinois corporation
Its: Managing Member

By:
Dean A. Edmeier, Vice President

CITY OF CHICAGO



MAY 29 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001269

REAL ESTATE TRANSFER TAX
1596000
FP 103033

Handwritten mark

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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 Dean A. Edmeier, personally known to me to be a Vice President of Lennar Chicago, Inc. an Illinois corporation, which is the Managing Member of Library Tower, L.L.C., an Illinois limited liability company ("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 Vice President, he signed and delivered the said Deed, pursuant to authority given by said company, as his 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 20th day of May, 2008.

Commission expires 8/30, 2010

Harun Merza

 NOTARY PUBLIC

This instrument was prepared by: Brian Meltzer, Esq.
 MELTZER, PURTILL & STELLE L.L.C.
 1515 E. Woodfield Road
 Second Floor
 Schaumburg, Illinois 60173



MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Gerald J. Smoller Kovitz Shifrin Nesbit 750 Lake Cook Road, #350 Buffalo Grove, Illinois 60089	500 South State Street L.L.C. 1731 Marcey Street, Suite 250 Chicago, Illinois 60614

STATE OF ILLINOIS

MAY.29.08

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000049275

REAL ESTATE TRANSFER TAX
01520.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

COUNTY TAX

MAY.29.08

REVENUE STAMP

0000049391

REAL ESTATE TRANSFER TAX
00760.00
FP 103034

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EXHIBIT A Retail Property Legal Description

GROUND FLOOR PARCEL:

THAT PART OF LOTS 7, 12, 13, 18, 19 AND 24 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR ALLEY) ALL IN C.L. AND I. HARMON'S SUBDIVISION OF BLOCK 137 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.13 FEET ABOVE THE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.02 FEET ABOVE THE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 7 SAID POINT BEING 3.50 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°00'00" WEST, ALONG THE EAST LINE OF SAID LOTS, 58.42 FEET; THENCE NORTH 89°49'17" WEST, 4.14 FEET; THENCE SOUTH 00°02'54" WEST, 31.97 FEET; THENCE NORTH 90°00'00" WEST, 4.65 FEET; THENCE SOUTH 00°00'00" WEST, 0.66 FEET; THENCE NORTH 90°00'00" WEST, 7.46 FEET; THENCE NORTH 00°00'00" EAST, 0.31 FEET; THENCE NORTH 89°32'13" WEST, 25.06 FEET; THENCE SOUTH 00°00'00" WEST, 3.85 FEET; THENCE SOUTH 89°43'29" WEST, 17.87 FEET; THENCE SOUTH 00°01'22" EAST, 2.92 FEET; THENCE SOUTH 90°00'00" EAST, 0.35 FEET; THENCE SOUTH 00°00'00" WEST, 5.13 FEET; THENCE SOUTH 89°54'45" WEST, 4.88 FEET; THENCE SOUTH 00°08'15" WEST, 4.16 FEET; THENCE NORTH 89°58'13" WEST, 10.88 FEET; THENCE NORTH 04°54'10" WEST, 0.90 FEET; THENCE NORTH 30°53'43" WEST, 8.06 FEET; THENCE NORTH 00°02'09" EAST, 13.38 FEET; THENCE NORTH 55°51'08" WEST, 12.69 FEET; THENCE NORTH 35°32'23" EAST, 13.55 FEET; THENCE NORTH 49°46'59" WEST, 16.96 FEET; THENCE NORTH 00°54'06" EAST, 9.17 FEET; THENCE NORTH 90°00'00" WEST, 1.90 FEET; THENCE NORTH 00°00'00" EAST, 2.38 FEET; THENCE NORTH 90°00'00" WEST, 2.52 FEET TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF THE 12 FOOT PUBLIC ALLEY AS OPEN AND USED AS OF JANUARY 27, 1987; THENCE NORTH 00°03'44" WEST, ALONG THE EAST LINE OF THE AFORESAID ALLEY, 44.25 FEET TO A POINT 2.94 FEET SOUTH OF THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°35'48" EAST, 31.48 FEET, ALONG A LINE, HEREIN AFTER REFERRED TO AS LINE "A", THAT IF CONTINUED EASTERLY WOULD PASS THROUGH THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST, 4.62 FEET; THENCE SOUTH 90°00'00" EAST, 37.51 FEET; THENCE NORTH 00°00'00" EAST, 4.36 FEET TO ITS POINT OF INTERSECTION WITH SAID LINE "A"; THENCE SOUTH 89°35'48" EAST, ALONG SAID LINE "A", 31.28 FEET TO THE POINT OF BEGINNING;

(EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: THAT PART OF LOTS 7, 12, 13, 18, 19 AND 24 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR ALLEY) ALL IN C.L. AND I. HARMON'S SUBDIVISION OF BLOCK 137 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.13 FEET ABOVE THE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.22 FEET ABOVE THE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 7 SAID POINT BEING 3.50 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°00'00" WEST, ALONG THE EAST LINE OF SAID LOTS, 58.42 FEET; THENCE NORTH 89°49'17" WEST, 4.14 FEET; THENCE SOUTH 00°02'54" WEST, 31.97 FEET; THENCE NORTH

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90°00'00" WEST, 4.65 FEET; THENCE SOUTH 00°00'00" WEST, 0.66 FEET; THENCE NORTH 90°00'00" WEST, 7.46 FEET; THENCE NORTH 00°00'00" EAST, 0.31 FEET; THENCE NORTH 89°32'13" WEST, 25.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST, 3.85 FEET; THENCE SOUTH 89°43'29" WEST, 7.30 FEET; THENCE NORTH 00°15'21" WEST, 25.80 FEET; THENCE SOUTH 89°51'19" WEST, 28.06 FEET; THENCE NORTH 00°06'10" WEST, 8.32 FEET; THENCE NORTH 89°56'41" EAST, 32.05 FEET; THENCE SOUTH 00°27'19" EAST, 3.27 FEET; THENCE SOUTH 89°32'29" EAST, 1.49 FEET; THENCE SOUTH 00°35'24" WEST, 23.49 FEET; THENCE NORTH 89°49'42" WEST, 1.50 FEET; THENCE SOUTH 00°13'00" EAST, 1.85 FEET; THENCE SOUTH 88°17'52" EAST, 1.82 FEET; THENCE SOUTH 00°27'47" WEST, 1.50 FEET; THENCE SOUTH 89°32'13" EAST, 1.85 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

CONTAINING 8,591.5 SQUARE FEET, MORE OR LESS AT THE GROUND FLOOR LEVEL.

MEZZANINE PARCEL:

THAT PART OF LOTS 7, 12, 13, 18, 19 AND 24 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR ALLEY) ALL IN C.L. AND I. HARMON'S SUBDIVISION OF BLOCK 137 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.12 FEET ABOVE THE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.22 FEET ABOVE THE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 7 SAID POINT BEING 3.50 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°00'00" WEST, ALONG THE EAST LINE OF SAID LOTS, 58.42 FEET; THENCE NORTH 89°49'17" WEST, 4.14 FEET; THENCE SOUTH 00°02'54" WEST, 31.97 FEET; THENCE NORTH 90°00'00" WEST, 0.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, 3.79 FEET; THENCE SOUTH 00°00'00" WEST, 0.66 FEET; THENCE NORTH 90°00'00" WEST, 7.46 FEET; THENCE NORTH 00°00'00" EAST, 0.31 FEET; THENCE NORTH 89°32'13" WEST, 1.97 FEET; THENCE SOUTH 00°02'33" WEST, 3.56 FEET; THENCE SOUTH 89°43'29" WEST, 40.96 FEET; THENCE SOUTH 00°00'00" WEST, 2.92 FEET; THENCE SOUTH 90°00'00" EAST, 0.35 FEET; THENCE SOUTH 00°00'00" WEST, 5.13 FEET; THENCE SOUTH 89°54'45" WEST, 0.73 FEET; THENCE SOUTH 00°03'07" WEST, 4.23 FEET; THENCE NORTH 89°56'09" EAST, 40.23 FEET; THENCE SOUTH 00°03'45" WEST, 3.03 FEET; THENCE SOUTH 89°18'52" EAST, 3.12 FEET; THENCE SOUTH 00°45'17" WEST, 1.36 FEET; THENCE SOUTH 89°55'06" EAST, 11.23 FEET; THENCE NORTH 00°00'00" EAST, 20.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 775 SQUARE FEET, MORE OR LESS AT THE MEZZANINE LEVEL.

Common address: Retail Space, 500 South State Street, Chicago, Illinois

P.I.N.: 17-16-247-038-0000
 17-16-247-039-0000
 17-16-247-040-0000
 17-16-247-041-0000
 17-16-247-042-0000
 17-16-247-043-0000
 17-16-247-051-0000

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PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY A "DECLARATION OF CONDOMINIUM OWNERSHIP FOR LIBRARY TOWER CONDOMINIUM AND PROVISIONS RELATING TO CERTAIN NON-CONDOMINIUM PROPERTY" RECORDED MAY 8, 2008 AS DOCUMENT 0812949046 ALL AS MORE FULLY SET FORTH ARTICLE TWO OF SAID DOCUMENT.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

THE UNDERSIGNED, being duly sworn on oath, states that she resides at HOFFMAN ESTATES, IL. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- ③ The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyances of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

 SUBSCRIBED and SWORN to before me this
27th day of May, 192008

