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QUIT CLAIM DEED



1136434093

Doc#: 1136434093 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2011 02:31 PM Pg: 1 of 5

THE GRANTOR (Name and Address)
Regatta Retail LLC
225 North Columbus Drive, Suite 100
Chicago, Illinois 60601

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 Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and QUITCLAIMS to the Regatta Condominium Association, an Illinois not-for-profit corporation

430 E. Waterside Drive, Chicago, Illinois 60601 of the County of Cook, to wit:

See attached Exhibit A – Legal Description

Permanent Index Number(s) 17-10-400-034-0000

Dated December 30, 2011

Regatta Retail LLC

By:
Its: Authorized Signatory

STATE OF ILLINOIS
COUNT OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that James Loewenberg, one of the authorized signer of Regatta Retail LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of Regatta Retail LLC, appeared before me this day in person and acknowledged that the signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as authorized signer on behalf of Regatta Retail LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 30 day of December, 2011.

Commission Expires: 5-22-2014

This instrument was produced by COMMISSION EXPIRES 5-22-2014

Valerie J. Baldassin
Notary Public

SEND RECORDED DOCUMENTS TO:

David Sugar
Arstein & Lehr
120 South Riverside Plaza, Suite 1200

SEND SUBSEQUENT TAX BILLS TO:

Regatta Condominium Association
420 East Waterside Dr.

Chicago, IL 60601

Chicago, IL 60601

Exempt from Real Estate Transfer taxes Under Cook County Ord. 43-0-27 C

Exempt From Real Estate Transfer Taxes Under the Provisions of Paragraph e of Section 31-45 of the Real Estate Transfer Act, 35 ILCS 200/31-45

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EXHIBIT A

THAT PART OF LOT 6 AND THE EAST 20 FEET OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 69.35 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 55.56 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89° 58' 48" WEST ALONG THE SOUTH LINE OF SAID TRACT; 71.64 FEET; THENCE NORTH 00°00'00" WEST; 1.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, 9.27 FEET; THENCE NORTH 00°00'00" EAST, 1.73 FEET; THENCE NORTH 90°00'00" WEST, 3.50 FEET; THENCE SOUTH 00°00'00" EAST, 1.98 FEET; THENCE NORTH 90°00'00" WEST, 20.00 FEET; THENCE NORTH 00°00'00" EAST, 2.30 FEET; THENCE NORTH 90°00'00" WEST, 3.49 FEET; THENCE SOUTH 00°00'00" EAST, 2.07 FEET; THENCE NORTH 90°00'00" WEST, 12.90 FEET; THENCE NORTH 00°00'00" EAST, 1.73 FEET; THENCE NORTH 90°00'00" WEST, 3.51 FEET; THENCE SOUTH 00°00'00" EAST, 1.71 FEET; THENCE NORTH 90°00'00" WEST, 7.98 FEET; THENCE NORTH 00°00'00" EAST, 1.76 FEET; THENCE NORTH 90°00'00" WEST, 3.49 FEET; THENCE SOUTH 00°00'00" EAST, 1.83 FEET; THENCE NORTH 90°00'00" WEST, 8.41 FEET; THENCE NORTH 00°00'00" EAST, 4.50 FEET; THENCE NORTH 90°00'00" WEST, 0.83 FEET; THENCE NORTH 00°01'07" WEST, 20.30 FEET; THENCE NORTH 90°00'00" EAST, 22.70 FEET; THENCE NORTH 45°00'00" EAST, 8.31 FEET; THENCE NORTH 00°00'00" EAST, 11.03 FEET; THENCE NORTH 45°00'33" WEST, 4.38 FEET; THENCE NORTH 44°56'43" EAST, 14.82 FEET; THENCE NORTH 44°58'34" WEST, 41.04 FEET; THENCE SOUTH 45°00'00" WEST, 17.01 FEET; THENCE NORTH 00°00'00" EAST, 15.58 FEET; THENCE NORTH 90°00'00" WEST, 28.95 FEET; THENCE SOUTH 00°00'00" EAST, 19.20 FEET; THENCE NORTH 90°00'00" WEST, 17.80 FEET; THENCE SOUTH 00°00'00" EAST, 4.19 FEET; THENCE NORTH 90°00'00" WEST, 4.60 FEET; THENCE NORTH 00°00'00" EAST, 6.46 FEET; THENCE NORTH 90°00'00" WEST, 6.93 FEET; THENCE NORTH 00°00'00" WEST, 49.95 FEET; THENCE SOUTH 90°00'00" EAST, 12.46 FEET; THENCE SOUTH 00°00'00" EAST, 0.30 FEET; THENCE NORTH 90°00'00" EAST, 1.91 FEET; THENCE SOUTH 00°00'00" EAST, 1.99 FEET; THENCE NORTH 90°00'00" EAST, 2.71 FEET; THENCE NORTH 00°00'00" EAST, 2.23 FEET; THENCE NORTH 90°00'00" EAST, 5.35 FEET; THENCE SOUTH 00°00'00" EAST, 0.70 FEET; THENCE NORTH 90°00'00" EAST, 2.80 FEET; THENCE SOUTH 00°00'00" EAST, 5.08 FEET; THENCE NORTH 90°00'00" EAST, 1.18 FEET; THENCE NORTH 00°00'00" EAST, 0.34 FEET; THENCE NORTH 90°00'00" EAST, 2.15 FEET; THENCE SOUTH 00°00'00" EAST, 0.34 FEET; THENCE NORTH 90°00'00" EAST, 0.41 FEET; THENCE SOUTH 00°00'00" EAST, 3.89 FEET; THENCE NORTH 90°00'00" EAST, 1.00 FEET; THENCE NORTH 00°00'00" EAST, 3.50 FEET; THENCE NORTH 90°00'00" EAST, 1.39 FEET; THENCE NORTH 00°00'00" EAST, 0.26 FEET; THENCE NORTH 90°00'00" EAST, 0.36 FEET; THENCE NORTH 00°00'00" EAST, 0.15 FEET; THENCE NORTH 90°00'00" EAST, 0.10 FEET; THENCE NORTH 00°20'53" EAST, 0.35 FEET; THENCE NORTH 90°00'00" EAST, 0.40 FEET; THENCE SOUTH 00°00'00" WEST, 0.31 FEET; THENCE NORTH 90°00'00" EAST, 0.40 FEET; THENCE SOUTH 00°00'00" EAST, 3.84 FEET; THENCE NORTH 90°00'00" EAST, 1.53 FEET; THENCE NORTH 00°00'00" EAST, 3.84 FEET; THENCE NORTH 90°00'00" EAST, 1.65 FEET; THENCE NORTH 00°00'00" EAST, 3.59 FEET; THENCE SOUTH 83°24'50" EAST, 7.94 FEET; THENCE SOUTH 00°00'00" WEST, 4.86 FEET; THENCE NORTH 90°00'00" EAST, 1.42 FEET; THENCE NORTH 00°00'00" EAST, 4.46 FEET; THENCE SOUTH 83°51'51" EAST, 20.78 FEET; THENCE EASTERLY 20.00 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 76.75 FEET, CONCAVE SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 73°52'39" EAST A DISTANCE OF 20.54 FEET; THENCE SOUTH 27°19'51" WEST, 5.43 FEET; THENCE SOUTHEASTERLY 14.19 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 65.75 FEET, CONCAVE SOUTHWESTERLY, AND WHOSE CHORD BEARS SOUTH 60°03'28" EAST A DISTANCE OF 14.16 FEET; THENCE NORTH 36°07'29" EAST, 0.20 FEET; THENCE SOUTHEASTERLY 7.60 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 65.95 FEET, CONCAVE SOUTHWESTERLY, AND WHOSE CHORD BEARS SOUTH 50°34'25" EAST A DISTANCE OF 7.60 FEET; THENCE SOUTH 42°43'42" WEST, 0.20 FEET; THENCE SOUTHEASTERLY 27.75 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 65.75 FEET, CONCAVE SOUTHWESTERLY, AND WHOSE CHORD BEARS SOUTH 35°10'50" EAST A DISTANCE OF 27.54 FEET; THENCE NORTH 66°54'38" EAST, 0.20 FEET; THENCE SOUTHERLY 7.60 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 65.95 FEET, CONCAVE WESTERLY, AND WHOSE CHORD BEARS SOUTH 19°47'10" EAST A DISTANCE OF 7.60 FEET; THENCE SOUTH 73°31'02" WEST, 0.20

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FEET; THENCE SOUTHERLY 19.85 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 65.75 FEET, CONCAVE WESTERLY, AND WHOSE CHORD BEARS SOUTH 07°50'00" EAST A DISTANCE OF 19.77 FEET; THENCE NORTH 90°00'00" EAST, 3.98 FEET; THENCE SOUTH 00°00'00" EAST, 0.40 FEET; THENCE NORTH 90°00'00" EAST, 4.96 FEET; THENCE SOUTH 00°00'00" EAST, 10.60 FEET; THENCE NORTH 90°00'00" WEST, 0.20 FEET; THENCE SOUTH 00°00'00" EAST, 5.96 FEET; THENCE NORTH 90°00'00" EAST, 0.17 FEET; THENCE SOUTH 00°00'00" EAST, 8.02 FEET; THENCE NORTH 90°00'00" WEST, 0.20 FEET; THENCE SOUTH 00°00'00" EAST, 5.95 FEET; THENCE NORTH 90°00'00" EAST, 0.20 FEET; THENCE SOUTH 00°00'00" EAST, 8.16 FEET; THENCE NORTH 90°00'00" WEST, 0.20 FEET; THENCE SOUTH 00°00'00" EAST, 0.63 FEET; THENCE NORTH 90°00'00" WEST, 3.83 FEET; THENCE SOUTH 00°00'00" EAST, 3.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 8,205 SQUARE FEET OR 0.1884 ACRES, MORE OR LESS.

THAT PART OF LOT 6 AND THE EAST 20 FEET OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.78 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 5.72 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 83°31'15" EAST ALONG THE NORTH LINE OF SAID TRACT, 99.79 FEET; THENCE SOUTH 06°28'45" EAST, 5.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°59'48" EAST, 2.00 FEET; THENCE SOUTH 88°48'11" EAST, 24.01 FEET; THENCE SOUTH 00°00'12" WEST, 2.45 FEET; THENCE SOUTH 89°59'48" EAST, 1.55 FEET; THENCE SOUTH 00°00'12" WEST, 17.14 FEET; THENCE NORTH 83°31'08" WEST, 12.86 FEET; THENCE NORTH 06°35'22" EAST, 0.45 FEET; THENCE NORTH 83°24'38" WEST, 2.00 FEET; THENCE SOUTH 06°35'22" WEST, 0.45 FEET; THENCE NORTH 83°31'03" WEST, 14.18 FEET; THENCE NORTH 00°00'12" EAST, 1.17 FEET; THENCE NORTH 89°59'48" WEST, 1.33 FEET; THENCE NORTH 09°35'59" EAST, 15.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 521 SQUARE FEET OR 0.0120 ACRES, MORE OR LESS.

THAT PART OF LOT 6 AND THE EAST 20 FEET OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.83 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 5.93 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 83°31'15" EAST ALONG THE NORTH LINE OF SAID TRACT, 68.99 FEET; THENCE SOUTH 06°28'45" EAST, 61.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'12" WEST, 11.43 FEET; THENCE NORTH 89°59'48" WEST, 8.67 FEET; THENCE SOUTH 00°36'33" EAST, 8.96 FEET; THENCE NORTH 89°44'13" WEST, 1.97 FEET; THENCE SOUTH 00°00'12" WEST, 1.38 FEET; THENCE NORTH 89°59'48" WEST, 5.26 FEET; THENCE NORTH 00°02'37" WEST, 20.98 FEET; THENCE NORTH 83°36'42" EAST, 7.04 FEET; THENCE SOUTH 89°59'51" EAST, 8.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 250 SQUARE FEET OR 0.0057 ACRES, MORE OR LESS.

THAT PART OF LOT 6 AND THE EAST 20 FEET OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 55.66 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 5.93 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY

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PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH $83^{\circ}31'15''$ EAST ALONG THE NORTH LINE OF SAID TRACT, 70.12 FEET; THENCE SOUTH $06^{\circ}28'45''$ EAST, 66.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}59'48''$ EAST, 8.38 FEET; THENCE SOUTH $00^{\circ}00'12''$ WEST, 6.92 FEET; THENCE NORTH $89^{\circ}59'48''$ WEST, 8.38 FEET; THENCE NORTH $00^{\circ}00'12''$ EAST, 6.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 58 SQUARE FEET OR 0.0013 ACRES, MORE OR LESS

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STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

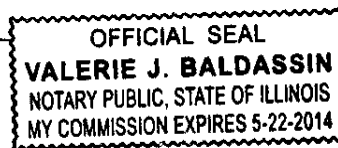
Regatta Retail LLC

Dated December 30, 2011

Signature: _____

Grantor or Agent

Subscribed and sworn to before
me by the said authorized representative of grantor
this 30th day of December, 2011
Notary Public Valerie J. Baldassin



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

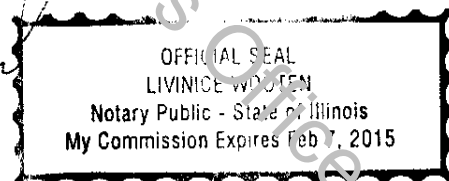
Regatta Condominium Association

Dated December 30, 2011

Signature: _____

Grantee or Agent

Subscribed and sworn to before
me by the said Regatta Condominium Association
this 30th day of December, 2011
Notary Public Livnice Wooten



NOTE:

Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.