

# UNOFFICIAL COPY



Doc#: 1336149041 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/27/2013 02:24 PM Pg: 1 of 6

## QUIT CLAIM DEED

*accomodation 1061*  
THE GRANTORS, ARTHUR E. KROFT, INDIVIDUALLY, AND ROSLYN A. KROFT, AS TRUSTEE OF THE ROSLYN A. KROFT LIVING TRUST DATED MAY 25, 1999,

of the City of CHICAGO, County of COOK, State of ILLINOIS, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, QUITCLAIM and CONVEY to:

ROSLYN A. KROFT, AS TRUSTEE OF THE ROSLYN A. KROFT LIVING TRUST DATED MAY 25, 1999  
1201 S. PRAIRIE AVENUE, UNIT 2001, CHICAGO, IL 60605

GRANTEE,

the following described Real Estate situated in the County of COOK, in the State of ILLINOIS, to wit: SEE ATTACHED LEGAL DESCRIPTION, TO HAVE AND TO HOLD FOREVER, hereby releasing and waiving, if applicable, all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to: General Taxes for the year 2013, and subsequent years, and to Covenants, Conditions, Easements, and Restrictions of Record.

PINS: 17-22-110-138-1095, 17-22-110-138-1490 AND 17-22-110-138-1491

Address of Real Estate: 1201 S. PRAIRIE AVENUE, UNIT 2001, GU-192, GU-193, CHICAGO, IL 60605

DATED THIS 18 DAY OF December, 2013:

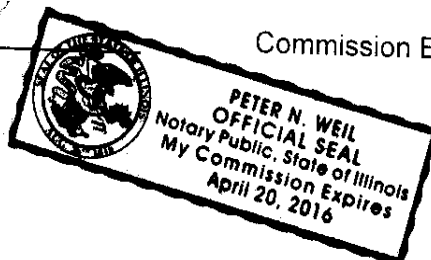
Roslyn A. Kroft Trustee Arthur E. Kroft  
ROSLYN A. KROFT, TRUSTEE ARTHUR E. KROFT

State of IL, County of Lake, ss: I the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT: ROSLYN A. KROFT and ARTHUR E. KROFT, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day, in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes set forth therein, including the release and waiver of the right of homestead, if applicable.

Given under my hand and official seal this 18 day of December, 2013.

[Signature]  
NOTARY PUBLIC

Commission Expires: 4-20-16



ACCOMMODATION

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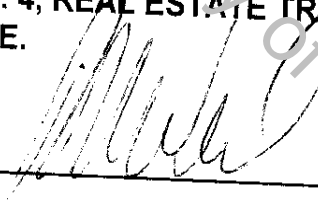
## LEGAL DESCRIPTION

OF THE PREMISES COMMONLY KNOWN AS:

1201 S. PRAIRIE AVENUE, UNIT 2001, GU-193, GU-193, CHICAGO, IL 60605

SEE ATTACHED LEGAL DESCRIPTION

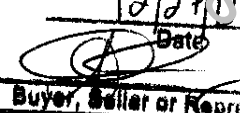
EXEMPT UNDER PROVISIONS OF PAR. E,  
SECT. 4, REAL ESTATE TRANSFER ACT, & COOK CO. ORD. 95104,  
PAR. E.

 DATED: 12-18-13

Instrument Prepared By: Peter N. Weil, Esq.  
175 Olde Half Day Rd., Ste. 134  
Lincolnshire, IL 60069

### AFTER RECORDING, MAIL TO:

ROSLYN A. KROFT, TRUSTEE  
1201 S. PRAIRIE AVE., UNIT 2001  
CHICAGO, IL 60605

Exempt under Provisions of Paragraph <u>E</u> , Section 4, Real Estate Transfer Tax Act.
<u>12/27/13</u> Date
 Buyer, Seller or Representative

### SEND SUBSEQUENT TAX BILLS TO:

ROSLYN A. KROFT, TRUSTEE  
1201 S. PRAIRIE AVE., UNIT 2001  
CHICAGO, IL 60605

REAL ESTATE TRANSFER 12/27/2013

CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

17-22-110-138-1095 | 20131201604420 | ZUWVLG

REAL ESTATE TRANSFER 12/27/2013

COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

17-22-110-138-1095 | 20131201604420 | 5BWREP

**UNOFFICIAL COPY****EXHIBIT A****Legal Description**

PARCEL 1: UNITS 2001, AND GU-192 AND GU-193 IN THE ONE MUSEUM PARK WEST CONDOMINIUMS. AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF BLOCK 2 SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN KILEY'S SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, PART OF SOUTH INDIANA AVENUE PER DOCUMENT 93954909 RECORDED NOVEMBER 22, 1993. IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0933444028, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE GRANT OF EASEMENTS AND AGREEMENT FOR CONSTRUCTION, ENCROACHMENTS AND MAINTENANCE ("GRANT") DATED MARCH 15, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT 0613532035 MADE BY AND AMONG CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, 1255 SOUTH PRAIRIE PRIVATE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND GP 1, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; (i) TO CONSTRUCT, LOCATE AND MAINTAIN PERMANENT ENCROACHMENTS OF PORTIONS OF THE FUTURE IMPROVEMENTS LOCATED ON PARCEL 1, INCLUDING WITHOUT LIMITATION ALL STRUCTURAL MEMBERS, FOOTING, CAISSON BELLS, FOUNDATIONS, DEMISING WALLS, COLUMNS, SHEETING AND GRADE BEAMS AND ANY OTHER SUPPORTING COMPONENTS WHICH PROVIDE SUPPORT AND/OR ENCLOSURE; AND, (ii) TO MAINTAIN ANY INCIDENTAL ENCROACHMENTS IN THE EVENT AND TO THE EXTENT THAT ANY PART OF THE FUTURE IMPROVEMENTS LOCATED ON PARCEL 1, ENCROACH UPON ANY PART OF THE DOMINANT PARCELS (AS DEFINED IN THE GRANT), IN COOK COUNTY, ILLINOIS.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE GRANT OF EASEMENTS AND AGREEMENT FOR CONSTRUCTION, ENCROACHMENTS AND MAINTENANCE DATED MARCH 15, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT 0613532035 MADE BY AND AMONG CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY; 1255 SOUTH PRAIRIE PRIVATE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND GP 1, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF INGRESS AND EGRESS BY PERSONS, MATERIALS AND EQUIPMENT OVER, UPON, ACROSS, UNDER AND THROUGH THE SERVIENT PARCEL DESCRIBED THEREIN TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE IMPROVEMENTS ON PARCEL 1, IN COOK COUNTY, ILLINOIS.

PARCEL 4: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT FOR MUSEUM PARK NORTH DATED APRIL 28, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT 0613532038 MADE BY AND AMONG 1255 SOUTH PRAIRIE PRIVATE, L.L.C.; GP 1, LLC AND CENTRAL STATION, L.L.C. FOR UTILITY PURPOSES, INCLUDING THE RIGHT TO INSTALL, LAY, MAINTAIN, REPAIR AND REPLACE WATER MAINS AND PIPES, SEWER LINES, GAS MAINS, TELEPHONE AND COMMUNICATIONS WIRES AND EQUIPMENT, AND ELECTRICAL CONDUITS, WIRES AND EQUIPMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 5: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT FOR MUSEUM PARK NORTH DATED APRIL 28, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT 0613532038 MADE BY AND AMONG 1255 SOUTH PRAIRIE PRIVATE, L.L.C.; GP 1, LLC AND CENTRAL STATION, L.L.C. FOR INGRESS AND EGRESS OF VEHICLES AND PERSONS OVER, ON AND ACROSS STREET AREAS LOCATED UPON THE PRAIRIE AVENUE PRIVATE EASEMENT PARCEL DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

PARCEL 6: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE AMENDED AND RESTATED GRANT OF EASEMENTS: GRANT OF PUBLIC ACCESS EASEMENT AND

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AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL DATED APRIL 19, 2002 AND RECORDED APRIL 24, 2002 AS DOCUMENT 0020470285 MADE BY AND AMONG MUSEUM PARK EAST, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND CHICAGO TITLE LAND TRUST COMPANY (FORMERLY KNOWN AS CHICAGO TITLE AND TRUST COMPANY), AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1990 AND KNOWN AS TRUST NUMBER 1080000 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

PARCEL 7: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF EASEMENTS FOR CONSTRUCTION, ENCROACHMENTS, ADJACENT IMPROVEMENTS, ACCESS AND MAINTENANCE: ACCESS RAMP EASEMENTS MADE BY AND BETWEEN GRANT PARK 2, LLC AND CENTRAL STATION, L.L.C. RECORDED NOVEMBER 30, 2009 AS DOCUMENT 0933444026 FOR THE FOLLOWING PURPOSES:

A) LOCATE AND MAINTAIN PERMANENT ENCROACHMENTS OF ANY ONE MUSEUM PARK WEST IMPROVEMENTS AND/OR FACILITIES;

B) MAINTAIN ANY INCIDENTAL ENCROACHMENTS IN THE EVENT AND TO THE EXTENT THAT ANY PART OF THE ONE MUSEUM PARK WEST IMPROVEMENTS SHALL ENCROACH OR SHALL HEREAFTER ENCROACH; AND.

C) FOR INGRESS AND EGRESS TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE MAINTENANCE, REPAIR, REPLACEMENT OR RECONSTRUCTION OF ANY PORTION OF THE ONE MUSEUM PARK WEST IMPROVEMENTS, IN, TO, UNDER, OVER, UPON, THROUGH AND ABOUT PORTIONS OF THE "T5 PROPERTY", AS DEFINED THEREIN, IN COOK COUNTY, ILLINOIS.

PARCEL 8: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF EASEMENTS FOR ENCROACHMENTS, ADJACENT IMPROVEMENTS, ACCESS AND MAINTENANCE, DATED APRIL 2, 2008 AND RECORDED APRIL 4, 2008 AS DOCUMENT 0809541096, BY AND AMONG, GPI, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, GRANT PARK 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, FOR EASEMENTS:

(i) TO LOCATE AND MAINTAIN ENCROACHMENTS OF PORTIONS OF IMPROVEMENTS OVER ONE MUSEUM PARK EAST PROPERTY, AS DEFINED THEREIN;

(ii) FOR REPAIR, REPLACEMENT AND RECONSTRUCTION OF ALL EXPANSION JOINT CONNECTIONS AS DESCRIBED THEREIN;

(iii) FOR INGRESS AND EGRESS OVER ONE MUSEUM PARK EAST PROPERTY TO THE EXTENT REASONABLY NECESSARY TO PERMIT MAINTENANCE, REPAIR OR RECONSTRUCTION OF ANY PORTION OF THE ONE MUSEUM PARK WEST CONDOMINIUMS PROPERTY; AND

(iv) FOR INGRESS AND EGRESS TO ANY DOG RUN AREA AND FOR ACCESS TO AND USE OF ANY DOG RUN AREA LOCATED ON THE ONE MUSEUM PARK EAST PROPERTY, IN COOK COUNTY, ILLINOIS.

PARCEL 9: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF EASEMENTS FOR ENCROACHMENTS, ADJACENT IMPROVEMENTS, ACCESS AND MAINTENANCE, DATED NOVEMBER 20, 2009 AND RECORDED NOVEMBER 30, 2009 AS DOCUMENT 0933444027 BY AND BETWEEN GRANT PARK 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, FOR EASEMENTS:

(a) TO LOCATE AND MAINTAIN ENCROACHMENTS OF PORTIONS OF IMPROVEMENTS OVER T5 PROPERTY, AS DEFINED THEREIN;

(b) FOR REPAIR, REPLACEMENT AND RECONSTRUCTION OF ALL EXPANSION JOINT CONNECTIONS AS DESCRIBED THEREIN;

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(c) FOR INGRESS AND EGRESS OVER T5 PROPERTY TO THE EXTENT REASONABLY NECESSARY TO PERMIT MAINTENANCE, REPAIR OR RECONSTRUCTION OF ANY PORTION OF THE ONE MUSEUM PARK WEST CONDOMINIUMS PROPERTY, IN COOK COUNTY, ILLINOIS.

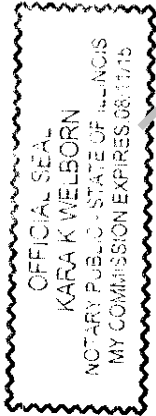
PARCEL 10: THE (EXCLUSIVE) RIGHT TO THE USE OF STORAGE SPACE(S) S-095 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0933444028.

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## STATEMENT BY GRANTOR AND 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.



Dated 12-18-13, 19

Signature:

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 18 day of December, 2013.  
Notary Public *[Handwritten Signature]*

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated 12-18-13, 19

Signature:

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 18 day of December, 2013.  
Notary Public *[Handwritten Signature]*

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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.