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PTAX-203-NR

Illinois Real Estate Transfer Tax Payment Document (non recorded transfers)

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Doc#: 1417045053 Fee: \$5.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2014 11:43 AM Pg: 1 of 4

This document is recorded for the purpose of affixing Real Estate Transfer Tax stamps that were purchased for the following transferring document under provisions of Public Act 93-1099.

Property information

450 W. Oak St.
Street address of property (or 911 address, if available)
Chicago 60610 Lake
City or village ZIP Township

Parcel identifying number 17-04-320-008-0000

Legal description Please see Exhibit A attached hereto.

Date of transferring document: 05 / 20 14
Month Year

Type of transferring document: Assignment of Membership Interest

Signature

Seiler, Buyer, Agent, or Preparer

June 5, 2014

Date

Preparer Information (Please print.)

Michael R. Burney / Schain, Banks, Kenny & Schwartz, Ltd.

Preparer's and company's name

70 W. Madison St., Ste. 5300

Street address

Preparer's file number (if applicable)

Chicago

IL 60602

City

State ZIP

(312) 345-5700

Preparer's daytime phone

Preparer's signature

mburney@schainbanks.com

Preparer's e-mail address (if available)

Transfer Tax

Net consideration subject to transfer tax

Illinois Tax

County Tax

Total amount of transfer tax due

\$5,000,000.00

\$5,000.00

\$2,500.00

\$7,500.00

Affix Revenue stamps here

If stamps are not affixed, please state the exemption provision under 35 ILCS 200/31-45 (see Page 2).

REAL ESTATE TRANSFER

05/05/2014

CHICAGO: \$37,500.00

CTA: \$15,000.00

TOTAL: \$52,500.00



17-04-320-008-0000 | 20140401607623 | W5HQ9E

REAL ESTATE TRANSFER TAX

19-Jun-2014



COUNTY: 2,500.00

ILLINOIS: 5,000.00

TOTAL: 7,500.00

17-04-320-008-0000 | 20140401607623 | 0-667-025-152

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## EXHIBIT A

### LEGAL DESCRIPTION OF THE LAND

#### PARCEL 1:

A PART OF LOTS 7 THROUGH 13, BOTH INCLUSIVE, A PART OF LOTS 14 THROUGH 20, BOTH INCLUSIVE, AND PART OF VACATED ALLEYS IN BLOCK 14 IN ROGER'S SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF THE VACATED WEST 1/2 OF NORTH HUDSON STREET LYING EAST AND ADJOINING SAID BLOCK 14 AND THE VACATED SOUTH 1/2 OF WEST HOBBIE STREET LYING NORTH AND ADJOINING SAID BLOCK 14, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 14 IN SAID BLOCK 14; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING LOCATED ON THE ORIGINAL CENTERLINE OF VACATED WEST HOBBIE STREET; THENCE SOUTH 89 DEGREES 33 MINUTES 20 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 257.57 FEET TO A POINT IN THE CENTERLINE OF VACATED NORTH HUDSON AVENUE; THENCE SOUTH 00 DEGREES 02 MINUTES 54 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 188.25 FEET TO A POINT; THENCE NORTH 89 DEGREES 28 MINUTES 45 SECONDS WEST A DISTANCE OF 257.73 FEET TO A POINT IN THE WEST LINE OF SAID BLOCK 14; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE BEING ALSO THE EAST LINE OF NORTH CLEVELAND AVENUE A DISTANCE OF 187.90 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 48,455.95 SQ.FT. = 1.113 ACRES.

#### PARCEL 2:

A PARCEL OF LAND IN BLOCK 14 IN ROGER'S SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISING PARTS OF LOTS 3 THROUGH 7, BOTH INCLUSIVE, AND A PART OF LOTS 20 THROUGH 24, BOTH INCLUSIVE, A PART OF THE VACATED NORTH-SOUTH ALLEY IN SAID BLOCK 14, TOGETHER WITH A PART OF THE VACATED WEST 1/2 OF NORTH HUDSON STREET LYING EAST AND ADJOINING SAID BLOCK 14, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 14; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 14 A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 102.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 28 MINUTES 45 SECONDS EAST A DISTANCE OF 257.73 FEET TO A POINT IN THE CENTERLINE OF VACATED NORTH HUDSON AVENUE; THENCE SOUTH 00 DEGREES 02 MINUTES 54 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 102.00 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 45 SECONDS WEST A DISTANCE OF 257.82 FEET TO A POINT IN THE WEST LINE OF SAID BLOCK 14 AND THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 26,291.78 SQ.FT. = 0.604 ACRE

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## PARCEL 3:

A PARCEL OF LAND IN BLOCK 14 IN ROGER'S SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISING PARTS OF LOTS 1 THROUGH 3, BOTH INCLUSIVE, PARTS OF LOTS 24 THROUGH 26, BOTH INCLUSIVE, AND A PART OF THE VACATED NORTH-SOUTH ALLEY IN SAID BLOCK 14, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 14; THENCE NORTH 00 DEGREE 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 14 A DISTANCE OF 61.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 28 MINUTES 45 SECONDS EAST A DISTANCE OF 133.98 FEET TO A POINT; THENCE SOUTH 00 DEGREES 31 MINUTES 15 SECONDS WEST A DISTANCE OF 61.00 FEET TO A POINT IN THE SOUTH LINE OF SAID BLOCK BEING ALSO THE NORTH LINE OF WEST OAK STREET; THENCE NORTH 89 DEGREES 28 MINUTES 45 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 133.42 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SAID SOUTHWEST CORNER OF BLOCK 14; THENCE SOUTH 89 DEGREES 28 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 24.40 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 52.00 FEET; THENCE EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.00 FEET; THENCE SOUTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 52.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF BLOCK 14; THENCE WEST ALONG THE SAID SOUTH LINE OF BLOCK 14, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

LAND TOTAL AREA: 6,075.19 SQ. FT. = 0.139 ACRE.

## PARCEL 4:

A PARCEL OF LAND IN BLOCK 14 IN ROGER'S SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISING PARTS OF LOTS 1 THROUGH 3, BOTH INCLUSIVE, PARTS OF LOTS 24 THROUGH 26, BOTH INCLUSIVE, AND A PART OF THE VACATED NORTH-SOUTH ALLEY IN SAID BLOCK 14, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 14; THENCE SOUTH 89 DEGREES 28 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 24.40 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 52.00 FEET; THENCE EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.00 FEET; THENCE SOUTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 52.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF BLOCK 14; THENCE WEST ALONG THE SAID SOUTH LINE OF BLOCK 14, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 2,080 SQ. FT. = 0.048 ACRE.

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## PARCEL 5:

A PARCEL OF LAND IN BLOCK 14 IN ROGER'S SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISING PARTS OF LOTS 1 THROUGH 3, BOTH INCLUSIVE, AND A PART OF THE VACATED WEST 1/2 OF NORTH HUDSON STREET LYING EAST AND ADJOINING SAID BLOCK 14, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 14; THENCE SOUTH 89 DEGREES 28 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 14 A DISTANCE OF 133.42 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 00 DEGREES 31 MINUTES 15 SECONDS EAST A DISTANCE OF 61.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 28 MINUTES 45 SECONDS EAST A DISTANCE OF 123.84 FEET TO A POINT IN THE CENTERLINE OF VACATED NORTH HUDSON AVENUE; THENCE SOUTH 00 DEGREES 02 MINUTES 54 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 61.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 28 MINUTES 45 SECONDS WEST ALONG THE NORTH LINE OF WEST OAK STREET A DISTANCE OF 124.45 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SAID SOUTHWEST CORNER OF SAID BLOCK 14; THENCE SOUTH 89 DEGREES 28 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 195.86 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION HEREIN DESCRIBED; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 52.00 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.00 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 52.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF BLOCK 14; THENCE WEST ALONG THE SAID SOUTH LINE OF BLOCK 14, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

LAND TOTAL AREA: 5,492.51 SQ. FT. = 0.126 ACRE.

## PARCEL 6:

A PARCEL OF LAND IN BLOCK 14 IN ROGER'S SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISING PARTS OF LOTS 1 THROUGH 3, BOTH INCLUSIVE, PARTS OF LOTS 24 THROUGH 26, BOTH INCLUSIVE, AND A PART OF THE VACATED NORTH-SOUTH ALLEY IN SAID BLOCK 14, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 14; THENCE SOUTH 89 DEGREES 28 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 195.86 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 52.00 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 40.00 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 52.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF BLOCK 14; THENCE WEST ALONG THE SAID SOUTH LINE OF BLOCK 14, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

LAND TOTAL AREA: 2,080 SQ. FT. = 0.048 ACRE.