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WARRANTY DEED Statutory (Illinois)

Doc#: 1421026022 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2014 08:50 AM Pg: 1 of 5

89340502 AKD

THE GRANTOR, **Lake Point Tower Renaissance Plaza, LLC**, an Illinois limited liability company, whose principal place of business is located in the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to **505 Equity Holdings, LLC**, an Illinois limited liability company, whose principal place of business is in the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



Property Address: 505 N. Lake Shore Drive, Suite 220, Chicago, IL 60611
P.I.N.: 17-10-214-035-0000

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2013 and 2014.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated: this 27 day of June, 2014

REAL ESTATE TRANSFER TAX		27-Jun-2014
	CHICAGO:	2,400.00
	CTA:	960.00
	TOTAL:	3,360.00
17-10-214-035-0000 20140501605474 1-623-277-312		

REAL ESTATE TRANSFER TAX		27-Jun-2014
	COUNTY:	160.00
	ILLINOIS:	320.00
	TOTAL:	480.00
17-10-214-035-0000 20140501605474 1-891-712-768		

Box 400-CTCC

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E. Gouletas
Lake Point Tower Renaissance Plaza, LLC

By: EVANGELINE GOULETAS

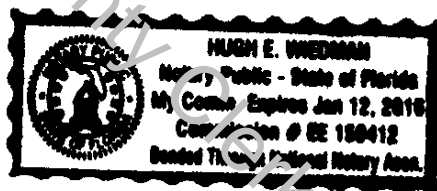
Its: MANAGING MEMBER

STATE OF ~~MISSISSIPPI~~ FLORIDA }
COUNTY OF ~~BOONE~~ MIAMI - DADE } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that EVANGELINE GOULETAS personally known to me to be the same person whose name is subscribed to the forgoing instrument, and the MANAGING MEMBER of Lake Point Tower Renaissance Plaza, LLC, appeared before me this day in person and acknowledged that he or she signed and delivered the said instrument as his or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of JUNE, 2014.

Hugh E. Wiedman
Notary Public



Notary's Office

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THIS INSTRUMENT

PREPARED BY:

Seth A. Kaplan
Rudolph Kaplan LLC
20 N. Clark St., Suite 2500
Chicago, IL 60602

WHEN RECORDED

RETURN TO:

Linda Chatman, Esq.
Chatman Law Offices, LLC
Two Prudential Plaza
180 N. Stetson Ave., Suite 3500
Chicago, IL 60601

SEND FUTURE TAX

BILLS TO:

505 Equity Holdings, LLC

Attn:

505 N. Lake Shore Dr. #220
Chicago, IL 60611

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

PARCEL 220 (2ND FLOOR): ALL THAT PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE SOUTH LINE OF GRAND AVENUE EXTENDED EAST; NORTH OF THE NORTH LINE OF A STRIP OF LAND 74.00 FEET IN WIDTH NOW USED AS EAST ILLINOIS STREET; WEST OF THE WEST LINE OF STREETER DRIVE AND EAST OF THE EAST LINE OF NORTH LAKE SHORE DRIVE, ESTABLISHED BY DEED DATED JULY 15, 1929 IN CONDEMNATION PROCEEDINGS GENERAL NUMBER B-177476 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 74.00 FEET OF SAID LOT 7, WHICH IS THE SOUTH LINE OF EAST GRAND AVENUE ACCORDING TO DOCUMENT NO. 5249665, SAID POINT BEING 357.76 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE, 252.87 FEET TO A POINT, SAID POINT BEING 610.63 FEET EAST OF THE WEST LINE OF SAID LOT 7; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH LINE, 155.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE SOUTH 0 DEGREES 17 MINUTES 18 SECONDS EAST, 61.82 FEET; THENCE SOUTH 59 DEGREES 42 MINUTES 42 SECONDS WEST, 2.227 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 18 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.24 FEET; THENCE NORTH 59 DEGREES 42 MINUTES 42 SECONDS EAST, 19.60 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 0.75 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 19.43 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 28.65 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, 0.52 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 12.21 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 42 SECONDS WEST, 0.46 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 18 SECONDS WEST, 17.81 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF EAST GRAND AVENUE AFORESAID, SAID POINT BEING 95.79 FEET (AS MEASURED ALONG SAID SOUTH LINE) WEST OF THE WEST LINE OF NORTH STREETER DRIVE ACCORDING TO DOCUMENT NO. 5249661; THENCE NORTH 89 DEGREES 43 MINUTES 30 EAST, ALONG SAID SOUTH LINE, 38.12 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.91 FEET (CHICAGO CITY DATUM) AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +42.89 FEET (CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, 3, 4, 6, 7 AND 8 FOR THE PURPOSES OF STRUCTURAL SUPPORT, INGRESS AND EGRESS, AND UTILITY SERVICES AS SET FORTH IN DECLARATION OF COVENANTS,

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CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1988 AND KNOWN AS TRUST NUMBER 1043-99-09 DATED JULY 13, 1988 AND RECORDED JULY 14, 1988 AS DOCUMENT 88309160 AND RERECORDED SEPTEMBER 28, 1988 AS DOCUMENT 88466237, AND AS AMENDED BY INSTRUMENT RECORDED AUGUST 19, 1992 AS DOCUMENT 92616148.

Property of Cook County Clerk's Office