

# UNOFFICIAL COPY

57201146-25663 *True*  
STATUTORY (ILLINOIS)  
(WARRANTY DEED)



Doc#: 1421919084 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/07/2014 03:13 PM Pg: 1 of 5

**CHAMBER OPERA OF CHICAGO (a/k/a CHAMBER OPERA CHICAGO)**, an Illinois non-for-profit corporation, GRANTOR, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to **328 W. WISCONSIN LLC**, an Illinois limited liability company, GRANTEE, with an address of 833 North Orleans Street, Suite 400, Chicago, Illinois 60610 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION  
ATTACHED HERETO AS EXHIBIT A

(The above space for Recorder's use only)

PIN: 14-33-401-066-1010

Address of Real Estate: 1920 N. Lincoln Ave. Unit C1, Chicago, IL 60614

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

TO HAVE AND TO HOLD FOREVER, said premises shall be subject to the permitted exceptions described on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

In Witness Whereof, said Grantor has caused these presents to be delivered to Grantee this 30th day of June, 2014.

CHAMBER OPERA OF CHICAGO (a/k/a CHAMBER OPERA CHICAGO), an Illinois not-for-profit corporation

By: *Barbara Landis-Seid*  
Barbara Landis-Seid, President

REAL ESTATE TRANSFER TAX		17-Jul-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-33-401-066-1010 | 20140601607486 | 1-424-281-728

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

REAL ESTATE TRANSFER TAX		09-Jul-2014
	CHICAGO:	1,125.00
	CTA:	0.00
	TOTAL:	1,125.00

14-33-401-066-1010 | 20140601607486 | 0-204-513-408

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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Barbara Landis-Seid, President of Chamber Opera of Chicago (a/k/a Chamber Opera Chicago), 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 30th day of June, 2014.



*Joan E. Frontczak*  
\_\_\_\_\_  
Notary Public

This document is exempt from real estate transfer tax under 35 ILCS 200/31-45(b).

6/30/14                      K. Will  
Date                                      Agent

This Instrument was prepared by Henry M. Morris, Esq., Aronberg Goligorsky, 330 N. Wabash, Suite 1700, Chicago, IL 60611

**After recording mail to:**  
Jeremy Reis, Esq.  
Ruttenberg Gilmartin Reis LLC  
833 N. Orleans St., Suite 400  
Chicago, IL 60610

**Mail future tax bills to:**  
328 W. Wisconsin LLC  
833 N. Orleans St., Suite 400  
Chicago, IL 60610

CLERK'S OFFICE OF COOK COUNTY

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## Exhibit A - Legal Description

UNIT C1 IN THE 1920 LINCOLN CONDOMINIUM, AS DELINEATED IN THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 14, 15, 18, THE 10 FOOT ALLEY NORTH OF AND ADJOINING SAID LOT 15 AND THE 40 FOOT STREET (LONERGAN STREET) LYING EAST OF AND ADJOINING LOT 15, ALL IN LONERGAN'S SUBDIVISION OF THE SOUTH 2 ACRES OF BLOCK 39 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST THE THIRD PRINCIPAL MERIDIAN, ALSO SAID TRACT INCLUDES PART OF LOT 1 IN THE SUBDIVISION OF LOTS 19, 20 AND 21 IN ARMSTRONG'S SUBDIVISION OF THE NORTH 3 ACRES AND LOTS 16 AND 17 IN LONERGAN'S SUBDIVISION OF THE SOUTH 2 ACRES OF BLOCK 39 IN CANAL TRUSTEES SUBDIVISION, AFORESAID, ALL OF THE ABOVE BEING TAKEN AS ONE TRACT, PROVIDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 22 IN LONERGAN'S SUBDIVISION, AFORESAID; THENCE WEST ALONG THE NORTH LINE OF WEST WISCONSIN STREET, AND SAID NORTH LINE EXTENDED, A DISTANCE OF 83.61 FEET TO A LINE THAT IS 50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF NORTH ORLEANS STREET, EXTENDED NORTH; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 100.76 FEET TO ITS INTERSECTION WITH A LINE IS 44 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF OGDEN AVENUE, AS OPENED BY ORDINANCE OF THE CITY COUNCIL; THENCE NORTHEASTERLY ALONG SAID LINE WHICH IS 44 FEET SOUTHEAST OF AND PARALLEL TO THE NORTHWESTERLY LINE OF OGDEN AVENUE, AS OPENED, A DISTANCE OF 94.83 FEET TO THE SOUTHWESTERLY LINE OF NORTH LINCOLN AVENUE, AS EXTENDED; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF NORTH LINCOLN AVENUE EXTENDED, A DISTANCE OF 64.36 FEET TO THE SOUTHEASTERLY LINE OF NORTH OGDEN AVENUE, AS OPENED; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF NORTH OGDEN AVENUE, AS OPENED, TO THE WEST LINE OF LOT 18 IN LONERGAN'S SUBDIVISION, AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOTS, 18, 19, 20, 21 AND 22 IN SAID LONERGAN'S SUBDIVISION TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON December 5, 1986 AS DOCUMENT NUMBER 86581214, TOGETHER WITH IT UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM, IN COOK COUNTY, ILLINOIS.

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## **EXHIBIT B** **PERMITTED EXCEPTIONS**

1. Taxes for the year 2013 (2<sup>nd</sup> Installment) and subsequent years;
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 86581214, as amended from time to time;
3. Provisions, limitations and conditions as imposed by the Condominium Property Act;
4. Terms and provisions contained in the Urban Renewal Plan recorded as Document Number 20107662;
5. Terms and provisions contained in the Amendment to Urban Renewal Plan recorded as Document Number 20696306;
6. Ordinance vacating all or that part of the Southeasterly 64 feet of North Ogden Avenue lying between North Lincoln Avenue and First Nwly-Sely public alley, Northeasterly of said Lincoln Avenue vacated by Document Number 20495533;
7. Covenants, conditions and restrictions contained in Quit Claim Deed recorded as Document Number 21662729;
8. Easement Relocation Agreement recorded as Document Number 86391352;
9. Agreement recorded as Document Number 21829085;
10. Covenants, Conditions contained in Quit Claim Deed recorded as Document Number 21486607;
11. Covenants, Conditions contained in Contract for Sale recorded as Document Number 21696348;
12. Encroachments onto Public Ways as disclosed by Plat of Survey No 861752 recorded as Document Number 86581214;

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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 8/1, 20 14

Signature: \_\_\_\_\_

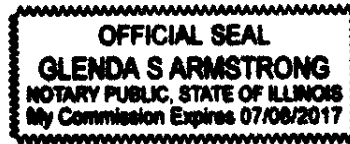
*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me

By the said Agent

This 1<sup>st</sup>, day of Aug, 20 14

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 title to real estate under the laws of the State of Illinois.

Date 8/1, 20 14

Signature: \_\_\_\_\_

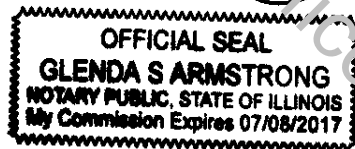
*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me

By the said Agent

This 1<sup>st</sup>, day of Aug, 20 14

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)