

# UNOFFICIAL COPY



Doc#: 1430722033 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/03/2014 10:19 AM Pg: 1 of 5

*CTT-1004 11/03/14*  
**WARRANTY DEED**

THE GRANTOR(S) **1449 SOUTH MICHIGAN BUILDING LLC**, an Illinois limited liability company, for the consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, conveys and warrants to:

**SOUTH LOOP LLC**, an Illinois limited liability company as to an undivided 58.29 percentage interest and **Motor Row LLC**, an Illinois limited liability company as to an undivided 41.71 percentage interest, 737 North Michigan Avenue, Suite 1230, Chicago, Illinois 60611, in the County of Cook, and State of Illinois, and described on Exhibit A attached hereto:

Commonly known as 1449 South Michigan Avenue,  
Chicago, Illinois 60605

P.I.N. 17-22-108-095-0000

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

DATED this 30<sup>th</sup> day of October, 2014.

**1449 SOUTH MICHIGAN BUILDING LLC**

by *[Signature]*  
Its Manager

*CTT-1004 11/03/14*

10148.1/1449;South Loop LLC - warranty deed

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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, *David A. Weininger*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Chun Yu Wong, the Manager ("Manager") of 1449 South Michigan Building LLC, an Illinois limited liability company ("Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, as the free and voluntary act of Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this *30* day of October, 2014.

*David A. Weininger*  
Notary Public

My commission expires:



\_\_\_\_\_

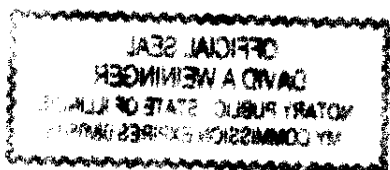
*mail to:  
Levit & Lipschutz  
1120 W. Belmont  
Chicago, IL 60657*

REAL ESTATE TRANSFER TAX		31-Oct-2014
	COUNTY:	435.00
	ILL NOIS:	870.00
	TOTAL:	1,305.00
17-22-108-095-0000   20141001640987   J-539-185-664		

REAL ESTATE TRANSFER TAX		31-Oct-2014
	CHICAGO:	6,525.00
	CTA:	2,610.00
	TOTAL:	9,135.00
17-22-108-095-0000   20141001640987   1-163-592-320		

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Property of Cook County Clerk's Office



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**STREET ADDRESS:** 1449 S MICHIGAN

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 17-22-108-095-0000

**LEGAL DESCRIPTION:**

THE SOUTH 1/2 OF LOT 28 EXCEPT THAT PART THEREOF LYING ABOVE ELEVATION +63.00 FEET, CHICAGO CITY DATUM, IN SPRINGS SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

TO BE FILED WITH THE LASALLE COUNTY RECORDER OF DEEDS  
AFFIDAVIT FOR PURPOSE OF ILLINOIS PLAT ACT REQUIREMENTS  
THIS IS A LEGAL DOCUMENT - PLEASE CONSULT YOUR ATTORNEY  
(Zoning & Subdivision Ordinances May Also Apply)

PARCEL NUMBER: 17-22-108-095-0000

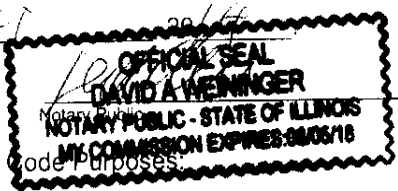
I, Chun Yu Wong Grantor, Grantor's Attorney or Grantor's Authorized Representative in a deed transferring interest in the real estate described in the accompanying deed, being duly sworn on oath, state this transfer IS EXEMPT FROM THE ILLINOIS PLAT ACT (765 ILCS 205) BECAUSE OF THE FOLLOWING:

- 1. NOT A DIVISION OF LAND - PARCEL BOUNDARIES REMAIN UNCHANGED (The Recorder will proceed with recording the deed. Please sign and have notarized)
- 2. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS (If marking this box, also select the applicable subsection A - J below and sign and have notarized.)
  - A. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
  - B. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
  - C. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
  - D. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
  - E. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  - F. Conveyances made to correct descriptions in prior conveyances.
  - G. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
  - H. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
  - I. The preparation of a plat for wind energy devised under section 10-620 of the Property Tax Code.
  - J. Division meets criteria for agricultural exemption

I swear to the best of my knowledge that the statements contained herein are true and correct. Grantor/Grantor's Attorney further states that this affidavit for the purpose of indicating to THE RECORDER OF DEEDS OF LASALLE COUNTY, ILLINOIS, that the conveyance by the attached instrument is within, and in compliance with, the provisions of the Illinois Plat Act.

Printed Name: Chun Yu Wong Signature: [Signature] Date: 10/20/14

Subscribed and sworn to before me this 3 day of Oct 2014



Approval for State Plat Act, County Subdivision and Zoning Code Purposes: