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40020439 '14

GIT



1521034064

WARRANTY DEED

Doc#: 1521034064 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2015 11:20 AM Pg: 1 of 4

THE GRANTOR, UNIVERSITY CENTER ASSOCIATES, an Illinois limited partnership, party of the first part, for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, Conveys and

Warrants to GRANTEE, UCA II, LLC, a Delaware limited liability company, whose address is 180 North LaSalle Street, Suite 2505, Chicago, IL 60601, party of the second part, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, the State of Illinois to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF: EXHIBIT A

Commonly Known As: 1111 S. Laflin Street, Chicago, Illinois 60607

Property Index Numbers: EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use and benefit, forever, of said party of the second part.

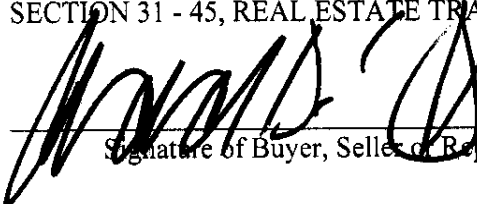
DATED as of 19 day of June 2015.

UNIVERSITY CENTER ASSOCIATES,
an Illinois limited partnership

By: HGK Management Co., Its General Partner

By: 
Rhonda Kaplan Katz, Co-President

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW


Signature of Buyer, Seller or Representative


CCRD REVIEWER RV

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ACKNOWLEDGMENT

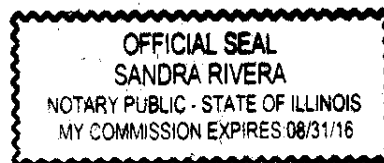
I, the undersigned Notary Public, DO HEREBY CERTIFY that **RHONDA KAPLAN KATZ**, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed as Co-President of HGK Management Co., General Partner of University Center Associates, an Illinois limited partnership, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act of such Co-President of HGK Management Co., for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of June 2015.


Notary Public

This instrument was prepared by:

The Kaplan Group Ltd.
180 N. LaSalle Street, Suite 2505
Chicago, Illinois 60601



Mail to:

Rhonda Kaplan Katz
The Kaplan Group Ltd.
180 N. LaSalle Street, Suite 2505
Chicago, Illinois 60601

Send Subsequent Tax Bills To:

UCA II, LLC
180 N. LaSalle Street, Suite 2505
Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX 27-Jul-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-17-324-028-0000 | 20150601697031 | 0-092-887-936

REAL ESTATE TRANSFER TAX



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

27-Jul-2015
17-17-324-028-0000 | 20150601697031 | 1-108-433-792

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EXHIBIT A

Lots 46 to 51, inclusive, the 16 foot vacated alley lying north of and adjoining said Lots 46 to 51, inclusive, the North 20 feet of vacated West Grenshaw Street lying South of and adjoining said Lots 46 to 51, inclusive, and Lots 70 to 75, inclusive, (except the North 18.0 feet of Lots 74, 75, and except the North 18.0 feet of the West 14.0 feet of Lot 73) in the Subdivision of Block 49 in Canal Trustees Subdivision of the West ½ and the West ½ of the Northeast ¼ of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lots 78, 79 and 80 in Thomas Stinson's Subdivision of Block 48 of Canal Trustees Subdivision of the West ½ and the West ½ of the Northeast ¼ of Section 17 and the North 18.50 feet of vacated West Grenshaw Street lying South of and adjoining said Lots 78, 79 and 80, all in Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

The North 18.0 feet of Lot 1 and that part of the vacated North-South 20 foot alley lying East of and adjoining the North 18.0 feet of Lot 1 in Oliver's Subdivision of Lots 5 to 12, inclusive, in Block 49 in Canal Trustees Subdivision, Lots 3 and 4 in the Subdivision of Block 49 of Canal Trustees Subdivision and Lots 1 to 7, inclusive, and the private alleys adjoining said Lots 1 to 7, inclusive, in the Subdivision of Lots 1 and 2 in Block 49 in Canal Trustees Subdivision of the West ½ and the West ½ of the Northeast ¼ of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Index Numbers

17-17-324-028;

17-17-324-029;

a portion of 17-17-327-051;

a portion of 17-17-327-052;

a portion of 17-17-327-053;

a portion of 17-17-327-054;

a portion of 17-17-328-062; and 17-17-328-045

a portion of 17-17-328-063.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee as 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 as of 19th day of June, 2015.

Signature: _____

[Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN to before me by said Grantor this 19th day of June, 2015.

[Handwritten Signature]
Notary Public



The grantee or his/her agent affirms and verifies that the name of the grantee as shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a 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 as of 19th day of June, 2015.

Signature: _____

[Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by said Grantee this 19th day of June, 2015.

[Handwritten Signature]
Notary Public



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 a deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Transfer Tax Act.]