

# UNOFFICIAL COPY

## GENERAL WARRANTY DEED Corporation to Individual

The Grantor, LaSALLE AND GRAND, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Managers of said Company, Conveys and Warrants to 530 N Lasalle (DE) LLC, a Delaware Limited Liability company, the following described real estate situated in the city of Chicago, County of Cook, and State of Illinois, to wit:

LOT 1 (EXCEPT THE EASTERLY 20.00 FEET THEREOF TAKEN FOR THE WIDENING TO LASALLE STREET) AND ALL OF LOT 2 AND LOT 3 (EXCEPT THE WEST 5.00 FEET THEREOF), ALL IN BLOCK 13 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-09-238-012-0000  
ADDRESS: 530 North LaSalle Street, Chicago, Illinois 60654

**SUBJECT TO:** The Land lies within the boundaries of a Special Service Area as disclosed by ordinance recorded as document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

Mortgage, Assignment of Leases and Rents and Security Agreement dated April 25, 2007 and recorded April 27, 2007 as document 0711733152 made by LaSalle and Grand, LLC, an Illinois limited liability company, to Mortgage Electronic Registration Systems, Inc., solely as nominee for Bank of American, N.A., to secure a loan in the amount of \$4,000,000.00.

Assignment of Mortgage, Assignment of Leases and Rents and Security Agreement dated as of August 21, 2013 and recorded August 26, 2013 as document 1323829060 made by Mortgage Electronic Registration Systems, Inc. to Wells Fargo Bank, N.A., as trustee, in trust for the Registered Holders of Banc of America Commercial Mortgage Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-2.

REAL ESTATE TRANSFER TAX

21-Aug-2015



CHICAGO:	45,000.00
CTA:	18,000.00
<b>TOTAL:</b>	<b>63,000.00</b>

17-09-238-012-0000 | 20150801613278 | 0-272-783-232



Doc#: 1523344074 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/21/2015 04:23 PM Pg: 1 of 3

10274

HY

AP 150090

BM

# UNOFFICIAL COPY

Security Interest of Mortgage Electronic Registration Systems Inc., Secured Party, in certain described chattels on the Land, as disclosed by financing statement naming LaSalle and Grand, LLC as Debtor recorded May 17, 2007 as document 0713706066.

UCC Financing Statement Amended/Continuation recorded April 30, 2012 as document 1212117013.

Illinois Environmental Protection Agency No Further Remediation Letter recorded May 5, 2000 as document 00320517 relating to Illinois EPA No.: 0316280039; LUST Incident No.: 890968, and the terms and provisions contained therein.

Illinois Environmental Protection Agency No Further Remediation Letter recorded April 4, 2002 as document 0020490275 relating to Illinois EPA No.: 0316280039; LUST Incident No.: 2001-0670, and the terms and provisions contained therein.


Covenants, conditions and restrictions contained in the deed dated December 15, 2000 and recorded March 21, 2001 as document 0010223540 made by Amoco Oil Company, a Maryland corporation, to Chicago Title Land Trust Company, as trustee under trust agreement dated November 29, 2000 and known as Trust No. 110-9215, including provisions relating to: (a) Restrictions against the conducting or carrying on of the business of selling, handling or dealing in gasoline, diesel fuel, kerosene, benzol, naptha, greases, lubricating oils, or any fuel used for internal combustion engines or lubricants in any form; (b) Restrictions against installation of water wells, either for potable or other use, with the exception of remediation, monitoring, or investigation wells; (c) Covenants relating to compliance with residential standards under all present and future applicable environmental laws; (d) Waiver of right of reimbursement or contribution from Amoco Oil Company respecting environmental clean-up costs; (e) Restrictions upon removal of any soil from the property; and (f) Agreements regarding cooperation in the event of the need for further environmental remediation. Said instrument does not contain provision for reversion or forfeiture upon breach.

Terms, provisions and conditions contained in Right-Of-Entry Agreement made by and between Amoco Oil Company and Salik Rao recorded March 21, 2001 as document 0010223543 providing that right of entry for purposes of environmental monitoring and remediation on behalf of Amoco Oil Company expires at the time of the "Ending Date" defined in the contract of sale between said parties, unless mandated by governmental environmental protection agency.

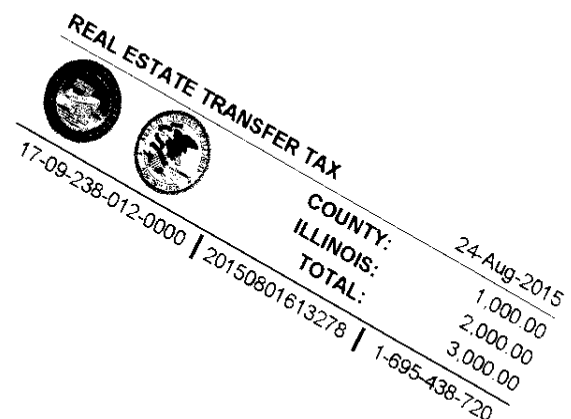
Encroachment of the guard rail located mainly on the Land onto property West and adjoining by approximately 0.06 feet as shown on survey prepared by MM Surveying Co., Inc., Survey Number 71662 and dated April 19, 2007.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed by these presents and by its Manager this 17th day of August, 2015.

LaSalle and Grand, LLC



by: Ying Chen  
its: Manager

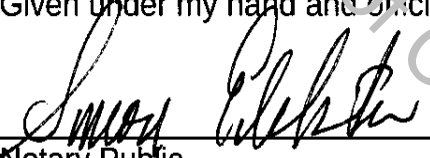


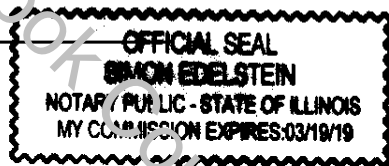
# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF Lake

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that YING CHEN, known to me to be the Manager of LsSalle and Grand, LLC, an Illinois Limited Liability Company, and known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that such Manager, signed and delivered the said instrument pursuant to authority given by the Members, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 17 day of Aug, 2015

  
\_\_\_\_\_  
Notary Public



Prepared By: Simon Edelstein 773-348-6436  
939 West Grace  
Chicago, Illinois 60613

Mail To: Nick Helmer Jr  
Friedman Properties Ltd  
350 n Clark #400  
Chicago IL 60654

Name & Address of Taxpayer:  
530 N Lasalle (DE) LLC, a Delaware Limited Liability company  
350 n Clark #400  
Chicago IL 60654

PROPERTY OF COUNTY CLERK'S OFFICE