

# UNOFFICIAL COPY



1605745040

Doc#: 1605745040 Fee: \$48.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/26/2016 02:47 PM Pg: 1 of 6

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 22<sup>nd</sup> day of February, 2016, between ANTHEUS ACQUISITIONS, LLC, a Delaware limited liability company ("Grantor"), of 40 North Dean Street, 2<sup>nd</sup> Floor, Englewood, New Jersey 07631, and ALGONQUIN PARKING, LLC, a Delaware limited liability company ("Grantee"), whose address is 40 North Dean Street, 2<sup>nd</sup> Floor, Englewood, New Jersey 07631, WITNESSETH that Grantor, for and in consideration of TEN

Above Space for Recorder's Use Only

AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all interest in the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE**

**THIS IS NOT HOMESTEAD PROPERTY**

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

### Permanent Real Estate Index Numbers:

20-12-103-026-1078 (P-81)	20-12-103-026-1091 (P-94)	20-12-103-026-1044 (P-47)
20-12-103-026-1079 (P-82)	20-12-103-026-1092 (P-95)	20-12-103-026-1045 (P-48)
20-12-103-026-1080 (P-83)	20-12-103-026-1093 (P-96)	20-12-103-026-1046 (P-49)
20-12-103-026-1083 (P-86)	20-12-103-026-1094 (P-97)	20-12-103-026-1048 (P-51)
20-12-103-026-1084 (P-87)	20-12-103-026-1095 (P-98)	20-12-103-026-1049 (P-52)
20-12-103-026-1085 (P-88)	20-12-103-026-1096 (P-99)	20-12-103-026-1051 (P-54)
20-12-103-026-1086 (P-89)	20-12-103-026-1001 (P-1)	20-12-103-026-1052 (P-55)
20-12-103-026-1087 (P-90)	20-12-103-026-1031 (P-34)	20-12-103-026-1055 (P-58)
20-12-103-026-1088 (P-91)	20-12-103-026-1038 (P-41)	20-12-103-026-1066 (P-69)
20-12-103-026-1089 (P-92)	20-12-103-026-1039 (P-42)	20-12-103-026-1075 (P-78)
20-12-103-026-1090 (P-93)	20-12-103-026-1042 (P-45)	20-12-103-026-1076 (P-79)
		20-12-103-026-1097 (P-100)

Address of Real Estate: 4960 S. Chicago Beach Drive, Chicago, Illinois 60615.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]



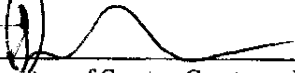
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**PREPARED BY:**

David J. Kuker, Attorney at Law  
 Faegre Baker Daniels LLP  
 110 West Berry Street, Suite 2400  
 Fort Wayne, Indiana 46802

Exempt under provisions of Section 31-45 Para. (e) Real Estate Transfer Tax Law and under provisions of Section 74-106(5) of the Cook County Real Estate Tax Ordinance.

Date: FEBRUARY 22, 2016


  
 \_\_\_\_\_  
 Signature of Grantor, Grantee or Representative

**MAIL TO:**

David J. Kuker  
 Faegre Baker Daniels LLP  
 110 West Berry Street, Suite 2400  
 Fort Wayne, Indiana 46802



**SEND SUBSEQUENT TAX BILLS TO:**

Algonquin Parking, LLC  
 40 North Dean Street, 2<sup>nd</sup> Floor  
 Englewood, New Jersey 07631

REAL ESTATE TRANSFER TAX	29-Feb-2016
	<b>CHICAGO:</b> 0.00
	<b>CTA:</b> 0.00
	<b>TOTAL:</b> 0.00 *

20-12-103-026-1078 | 20160201673421 | 0-898-361-920

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	29-Feb-2016
 	<b>COUNTY:</b> 0.00
	<b>ILLINOIS:</b> 0.00
	<b>TOTAL:</b> 0.00

20-12-103-026-1078 | 20160201673421 | 0-330-381-888

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL I:

UNITS P-81, P-82, P-83, P-86, P-87, P-88, P-89, P-90, P-91, P-92, P-93, P-94, P-95, P-96, P-97, P-98 AND P-99, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN INDIAN VILLAGE PARKING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE INDIAN VILLAGE PARKING CONDOMINIUM ASSOCIATION RECORDED DECEMBER 7, 1995 AS DOCUMENT NUMBER 95851051, AS AMENDED BY AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE INDIAN VILLAGE PARKING CONDOMINIUM ASSOCIATION WITHDRAWING INCORRECT PROPERTY AND SUBMITTING CORRECT PROPERTY, RECORDED NOVEMBER 13, 1996 AS DOCUMENT NO. 96864180, AND THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE INDIAN VILLAGE PARKING CONDOMINIUM ASSOCIATION ANNEXING ADDITIONAL PROPERTY, RECORDED MARCH 26, 1998 AND RERECORDED JUNE 26, 1998 AS DOCUMENT NO. 98549482, IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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## PARCEL II:

UNITS P-1, P-34, P-41, P-42, P-45, P-47, P-48, P-49, P-51, P-52, P-54, P-55, P-58, P-69, P-78, P-79 AND P-100, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN INDIAN VILLAGE PARKING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE INDIAN VILLAGE PARKING CONDOMINIUM ASSOCIATION RECORDED DECEMBER 7, 1995 AS DOCUMENT NUMBER 95851051, AS AMENDED BY AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE INDIAN VILLAGE PARKING CONDOMINIUM ASSOCIATION WITHDRAWING INCORRECT PROPERTY AND SUBMITTING CORRECT PROPERTY, RECORDED NOVEMBER 13, 1996 AS DOCUMENT NO. 96864180, AND THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE INDIAN VILLAGE PARKING CONDOMINIUM ASSOCIATION ANNEXING ADDITIONAL PROPERTY, RECORDED MARCH 26, 1998 AND RERECORDED JUNE 26, 1998 AS DOCUMENT NO. 98549482, IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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

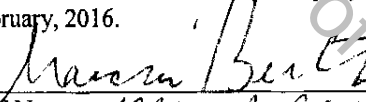
Dated February 22, 2016

ANTHEUS ACQUISITIONS, LLC,  
a Delaware limited liability company

Signature:   
David Gefsky, Vice President

STATE OF NEW JERSEY COUNTY OF BERGEN ) SS:

Subscribed and sworn to before me by the said DAVID GEFSKY, Vice President of ANTHEUS ACQUISITIONS, LLC, a Delaware limited liability company, this 16<sup>th</sup> day of February, 2016.

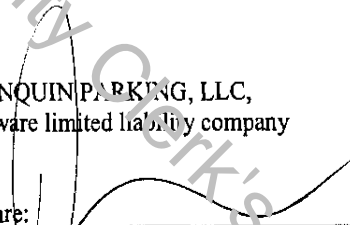
 (Notary Public)  
Printed Name: MARCIA BERKOWITZ  
My Commission Expires: \_\_\_\_\_

MARCIA BERKOWITZ  
ID # 2358790  
NOTARY PUBLIC IN NEW JERSEY  
February 16

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

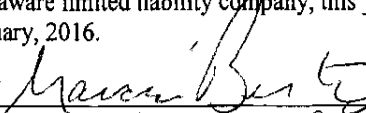
Dated February 22, 2016

ALGONQUIN PARKING, LLC,  
a Delaware limited liability company

Signature:   
David Gefsky, Vice President

STATE OF NEW JERSEY, COUNTY OF BERGEN ) SS:

Subscribed and sworn to before me by the said DAVID GEFSKY, Vice President of ALGONQUIN PARKING, LLC, a Delaware limited liability company, this 16<sup>th</sup> day of February, 2016.

 (Notary Public)  
Printed Name: MARCIA BERKOWITZ  
My Commission Expires: \_\_\_\_\_

MARCIA BERKOWITZ  
ID # 2358790  
NOTARY PUBLIC IN NEW JERSEY  
February 16

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.]