

# UNOFFICIAL COPY



Doc#: 1617915097 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/27/2016 03:00 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 23<sup>rd</sup> day of June, 2016, between **ALGONQUIN PARKING, LLC**, a Delaware limited liability company ("Grantor"), of 40 North Dean Street, 2<sup>nd</sup> Floor, Englewood, New Jersey 07631, and **POINTE ALGONQUIN LLC**, an Illinois limited liability company ("Grantee"), whose address is 510 Valley Lake Drive, Suite 203, Schaumburg, Illinois 60195, WITNESSETH that Grantor, for and in consideration of TEN 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~~, **an undivided 43.461% tenant in common interest** in the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

Above Space for Recorder's Use Only

**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) | 20-12-103-026-1056 (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-77)  |
|                           |                           | 20-12-103-026-1097 (P-100) |

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

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, unto the Grantee and to the Grantee's successors and assigns.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and to the Grantee's successors and assigns forever.

Error! Unknown document property name. Error! Unknown document property :  
US.106705193.01

Upon recording please return to:  
First American Title Insurance Co.  
801 Nicollet Mall, Suite 1900  
Minneapolis, MN 55402  
NCS 791012 MPLS (JF)  
7 of 12

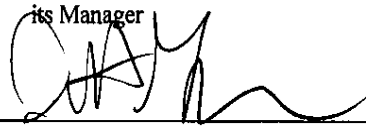
CCRD REVIEW

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, and Grantee's successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to all taxes, assessments, easements, restrictions and limitations of record, and all applicable Zoning Ordinances.

In Witness Whereof, said Grantor has caused its name to be signed this 23rd day of June, 2016.

ALGONQUIN PARKING, LLC,  
a Delaware limited liability company  
By: AL-Algonquin Apartments, LLC,  
an Indiana limited liability company,  
its Manager


By:   
David Gefsky, Vice President

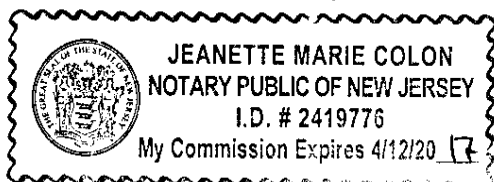
STATE OF NEW JERSEY )  
) SS.  
COUNTY OF BERGEN )

Before me the undersigned, a Notary Public in and for said County and State, this 23rd day of June, 2016, personally appeared DAVID GEFSKY, Vice President of AL-Algonquin Apartments, LLC, an Indiana limited liability company, being the Manager of ALGONQUIN PARKING, LLC, a Delaware limited liability company, and acknowledged the execution of the foregoing deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 4/12/2017

  
Printed Name: Jeanette Marie Colon  
Notary Public






PREPARED BY: MAIL TO: SEND SUBSEQUENT TAX BILLS TO:

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

Michael B. Manuel  
Goldberg Kohn Ltd.  
55 East Monroe, Suite 3300  
Chicago, Illinois 60603

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

REAL ESTATE TRANSFER TAX		27-Jun-2016
	COUNTY:	69.25
	ILLINOIS:	138.50
TOTAL:		207.75
20-12-103-026-1078   20160601620894   0-088-968-512		

REAL ESTATE TRANSFER TAX		27-Jun-2016
	CHICAGO:	1,038.75
CTA:		415.50
TOTAL:		1,454.25 *
20-12-103-026-1078   20160601620894   0-928-353-600		

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

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## EXHIBIT A

### LEGAL DESCRIPTION

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, 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, P-99 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 RE RECORDED 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.

Cook County Clerk's Office