

# UNOFFICIAL COPY



\*16298450360\*

THIS INSTRUMENT  
PREPARED BY:

Doc# 1629845036 Fee \$44.00

SAMUEL A. LICHTENFELD, ESQ.  
GUSSIS LICHTENFELD & ALEXANDER LLC  
6200 NORTH HIAWATHA  
SUITE 400  
CHICAGO, IL 60646

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/24/2016 11:01 AM PG: 1 OF 4

## SPECIAL WARRANTY DEED

THE GRANTOR, IOTA South Loop, LLC, an Illinois limited liability company, for and in consideration of Ten (\$10.00) Dollars, CONVEYS AND WARRANTS unto THE GUILD CONDOMINIUM ASSOCIATION, an Illinois-not-for-profit corporation, the real estate commonly known as 50 East 16<sup>th</sup> Street, Unit C-1B, Chicago, Illinois 60616, situated in the County of Cook, in the State of Illinois, being hereinafter legally described below, TO HAVE AND TO HOLD said premises forever.

UNIT C-1B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1555 WABASH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED DOCUMENT NUMBER 0916918036, AS AMENDED, IN THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIEN, IN COOK COUNTY, ILLINOIS

Subject to: All matters of record

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

ADDRESS: 50 East 16<sup>th</sup> Street, Unit C-1B, Chicago, Illinois 60616

PTIN: Being a part of 17-22-107-070-1351

**FIRST AMERICAN TITLE**  
FILE # Accom 50

THIS TRANSFER IS EXEMPT UNDER 35 ILCS 200/31-45(e)

Samuel A. Lichtenfeld 10-24-16  
Samuel A. Lichtenfeld

RCRD REVIEW RW

REAL ESTATE TRANSFER TAX		21-Oct-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-107-070-1351 | 20160801641144 | 1-113-726-784

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

REAL ESTATE TRANSFER TAX		21-Oct-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-22-107-070-1351

20160801641144

0-018-325-312

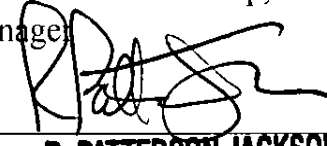
4

# UNOFFICIAL COPY

DATED this 28 day of July, 2016.

IOTA SOUTH LOOP, LLC,  
 an Illinois limited liability company

By: Sabal Financial Group, L.P.  
 Its: Manager

By:   
 Name: **R. PATTERSON JACKSON**  
 Title: **CHIEF EXECUTIVE OFFICER**

Property of Cook County Clerk's Office

STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for said County and State, DO  
 HEREBY CERTIFY that \_\_\_\_\_, as \_\_\_\_\_ of the IOTA South Loop, LLC,  
 personally appeared before me this day in person and acknowledged that he signed,  
 sealed and delivered the said instrument as his free and voluntary act, for the uses and  
 purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_,  
 2016.

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

My commission expires \_\_\_\_\_.

**SEE ATTACHED**

<p><b>WHEN RECORDED MAIL TO:</b></p> <p>Gussis Lichtenfeld &amp; Alexander LLC          6200 North Hiawatha Avenue, Suite 400          Chicago, Illinois 60646          Attn: Samuel A. Lichtenfeld, Esq.</p>	<p><b>SEND FUTURE TAX BILLS TO:</b></p> <p>The Guild Condominium Association          50 East 16<sup>th</sup> Street, Management Office          Chicago, Illinois 60616</p>
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"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

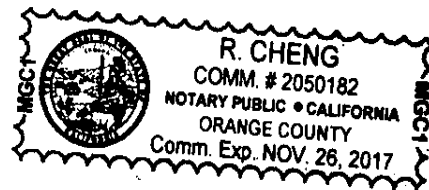
STATE OF CALIFORNIA)  
COUNTY OF ORANGE)

On July 28, 2016, before me, R. Cheng, Notary Public, personally appeared R. Patterson Jackson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ *R. Cheng* (SEAL)  
*Signature of Notary Public*



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 10 | 21 | 2016

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

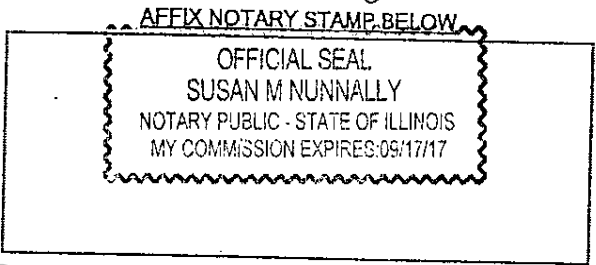
Subscribed and sworn to before me, Name of Notary Public:

Susan M. Nunnally

By the said (Name of Grantor): agent

On this date of: 10 | 21 | 2016

NOTARY SIGNATURE: Susan M. Nunnally



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 10 | 21 | 2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

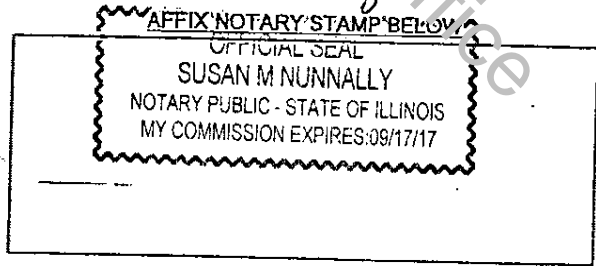
Subscribed and sworn to before me, Name of Notary Public:

Susan M. Nunnally

By the said (Name of Grantee): agent

On this date of: 10 | 21 | 2016

NOTARY SIGNATURE: Susan M. Nunnally



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)