

SPECIAL WARRANTY DEED
Illinois Statutory

Prepared by and mail recorded copy to:
Nick Helmer Jr., Esq.
350 North Clark Street
Suite 400
Chicago, Illinois 60654



Doc# 1635122140 Fee \$44.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 12/16/2016 04:11 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THE GRANTOR, **530 N. LASALLE (DE) LLC**, a Delaware limited liability company whose office is located at 350 North Clark Street, Suite 400, City of Chicago, County of Cook, State of Illinois 60654 for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to them in hand paid, CONVEY and WARRANT to **CHOXY HOTEL LLC**, an Indiana limited liability company, whose offices are located at 350 North Clark Street, City of Chicago, County of Cook, State of Illinois 60654, the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

See Attached Schedule A

TO HAVE AND TO HOLD said Real Estate unto Grantee and Grantee's successors and assigns forever.

SUBJECT TO: General taxes for 2016 and easements, conditions, and restrictions of record insofar as the same may lawfully affect the property and without warranty or covenant with respect to those matter which an inspection of the property or an accurate survey thereof may disclose.

This form of deed is made in accordance with 765 ILCS 5/9, with the statutory covenants and effect therein described.

Common Address: 530 N. LaSalle Street, Chicago, IL 60654.

DATED this December 1, 2016.

REAL ESTATE TRANSFER TAX		16-Dec-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-09-238-012-0000		20161201692199 0-801-380-544

REAL ESTATE TRANSFER TAX		14-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-09-238-012-0000		20161201692199 1-866-590-400

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

530 N. LaSalle (DE) LLC,
a Delaware limited liability company

By:
Albert M. Friedman, Manager

Exempt under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act
12-13-16
Date Buyer, Seller or Representative

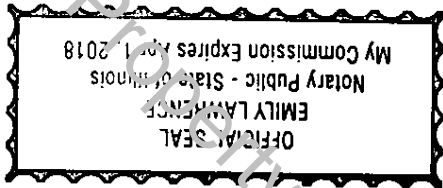
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1 of 1
No 1161315

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

On this 1 day of December, 2016, before me personally appeared Albert M. Friedman, Manager of 530 N. LaSalle (DE) LLC, a Delaware limited liability company, known to me to be the person described in the foregoing instrument and who executed the same and acknowledged to me that he executed the foregoing instrument as his and voluntary act.



Emily Lawrence
Notary Public

My Commission Expires: 4-1-18

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Exhibit A

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

Property Address: 530 North LaSalle Street, Chicago, IL 60654

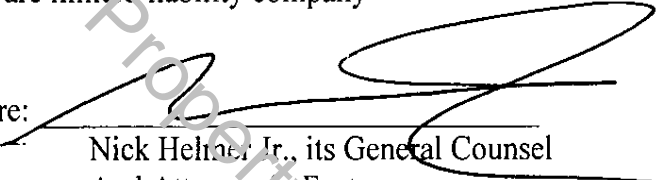
Property of Cook County Clerk's Office

UNOFFICIAL COPY

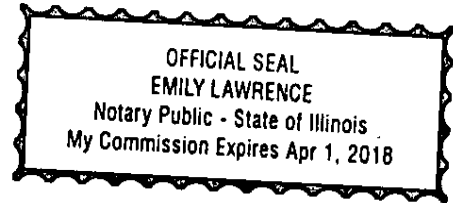
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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.

530 N. LASALLE (DE) LLC,
a Delaware limited liability company

Signature: 
Nick Helmer Jr., its General Counsel
And Attorney in Fact

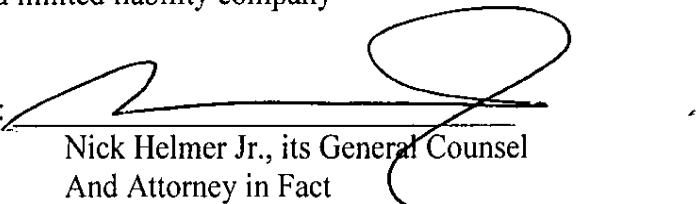
Subscribed and sworn to me by Grantor December 1, 2016



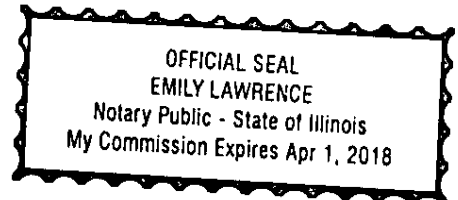
NOTARY PUBLIC Emily Lawrence

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 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

CHOXY HOTEL LLC,
an Indiana limited liability company

Signature: 
Nick Helmer Jr., its General Counsel
And Attorney in Fact

Subscribed and sworn to before me by Grantee December 1, 2016



NOTARY PUBLIC Emily Lawrence

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)