

# UNOFFICIAL COPY



THIS INSTRUMENT WAS  
PREPARED BY:

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190 South LaSalle Street, Suite 3700  
Chicago, Illinois 60603-3433

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/30/2016 03:51 PM PG: 1 OF 5

MAIL AFTER RECORDING TO:

Leon C. Wexler, Esq.  
Attorney at Law  
526 West Barry Avenue  
Chicago, Illinois 60657

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 27<sup>th</sup> day of December, 2016 by AHC Management LaSalle, LLC, an Illinois limited liability company ("Grantor"), having an address of Ninth Floor, Suite 990, 1603 Orrington Avenue, Evanston, Illinois 60201, to SJP3, LLC, an Illinois limited liability company ("Grantee"), having an address of 3950 North Elston Avenue, Chicago, Illinois 60618 Attention: William W. Perkins. 5

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois legally described on Exhibit A attached hereto (hereinafter referred to as the "Premises");

Common street address: 1140 North LaSalle Street, Chicago, Illinois

Permanent Real Estate 17-04-404-035-1083

Tax Index Number (PIN): 17-04-404-035-1138

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 Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, and its successors and assigns, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to

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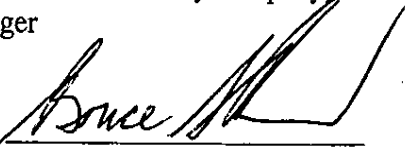
the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Existing Title Exceptions" on Exhibit "B" attached hereto and made a part hereof; and that subject to such Existing Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

**Grantor:**

AHC MANAGEMENT LASALLE, LLC,  
an Illinois limited liability company

By: AHC MANAGEMENT, LLC, an  
Illinois limited liability company, its  
Manager

By:   
Name: Bruce A. Reid  
Title: President

MAIL TAX BILLS TO:  
SJP3, LLC  
3950 North Elston Avenue  
Chicago, Illinois 60618

Property of Cook County Clerk's Office

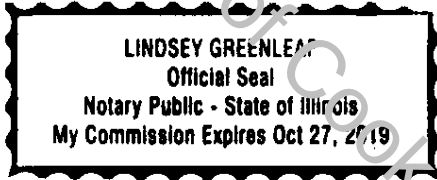
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STATE OF ILLINOIS     )  
    ) SS  
 COUNTY OF COOK       )

I, Lindsey Greenleaf, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bruce A. Reid, President of AHC Management, LLC, an Illinois limited liability company, the Manager of AHC MANAGEMENT LASALLE, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act as such Manager of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 27 day of December, 2016.

[SEAL]



Lindsey Greenleaf  
 Notary Public

My commission expires: 10/27/19

<b>REAL ESTATE TRANSFER TAX</b>	30-Dec-2016
	<b>COUNTY:</b> 107.50
	<b>ILLINOIS:</b> 215.00
	<b>TOTAL:</b> 322.50
17-04-404-035-1083   2016120637653   1-249-302-720	

<b>REAL ESTATE TRANSFER TAX</b>	30 Dec 2016
	<b>CHICAGO:</b> 1,312.50
	<b>CTA:</b> 645.00
	<b>TOTAL:</b> 2,257.50*
17-04-404-035-1083   20161201697653   1-471-871-162	

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

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## EXHIBIT "A"

### Legal Description

UNIT NUMBERS 403 AND 524 IN THE FLATS ON LASALLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

#### PARCEL 1:

LOTS 16 TO 19 IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 6 (EXCEPT THE NORTH 11 FEET THEREOF) IN HAGEMAN'S SUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 21 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOT 6 LYING EAST OF A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10786564) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0616034019; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Commonly known as: 1140 North LaSalle Street, Units 403 and 524, Chicago, Illinois.

#### PINS:

17-04-404-035-1083

17-04-404-035-1138

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## EXISTING TITLE EXCEPTIONS

1. Real estate taxes and installments of special taxes and assessments not yet due and payable.
2. Zoning, building and use restriction laws or ordinances.
3. Ordinance entered by the City of Chicago recorded December 18, 1989 as Document 89663025 creating an Enterprise Zone.  
  
Certificate recorded by the City of Chicago recorded July 31, 1991 as Document 91323237 amending the Enterprise Zone Ordinance.
4. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration Of Condominium Ownership recorded June 9, 2006 as Document No. 0616034019, as amended from time to time and limitations and conditions imposed by the Condominium Property Act.
5. Encroachment of the concrete sign located mainly on the property south and adjoining onto Lot 6 by approximately 0.93', as shown on Plat of Survey Number N-126327 prepared by National Survey Service dated June 7, 2006.
6. Encroachment of the wrought iron fence located mainly on the property north and adjoining Lot 6 by approximately 0.59', as shown on Plat of Survey Number N-126327 prepared by National Survey Service, Inc. dated June 7, 2006.
7. Encroachment of the fire escape located mainly on the land onto the public alley lying west and adjoining, as shown on Plat of Survey Number N-126327 prepared by National Survey Service, Inc. dated June 7, 2006.
8. Agreed Order of Settlement with permanent injunction from erecting or maintaining any sign at the property without first obtaining a permit from the City of Chicago, entered March 5, 2010 in Case No. 08M1401565 filed by the City of Chicago against North LaSalle Building 1140, LLC and Flats On LaSalle Condominium Association.
9. Residential leases of one year or less.