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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

10/30/17
17005665 LFC

After recording return to:

Roger Tsang
Attorney at Law
2912 South Wentworth Avenue
Chicago, Illinois 60616



Doc# 1713922029 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/19/2017 01:42 PM PG: 1 OF 6

Property of Cook County Clerk's Office

THE GRANTOR, 18TH STREET CHICAGO LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEYS and WARRANTS to 18TH & WENTWORTH, LLC, an Illinois limited liability company ("Grantee"), having an address of 500 West 18th Street, Suite 401, Chicago, Illinois 60606, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes for year 2016 and subsequent years, not yet due and payable; covenants, conditions, restrictions and easements of record; public and utility easements; and acts done or suffered through Grantee.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Numbers: 17-21-436-040-0000
17-21-436-051-0000
17-21-436-042-0000

Addresses of Real Estate: 231 West 18th Street, Chicago, Illinois 60616 (a/k/a 1805 Melody Court);
1818 South Wentworth Avenue, Chicago, Illinois 60616

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REAL ESTATE TRANSFER TAX		19-May-2017
	CHICAGO:	31,125.00
	CTA:	12,450.00
	TOTAL:	43,575.00 *

REAL ESTATE TRANSFER TAX		19-May-2017
	COUNTY:	2,075.00
	ILLINOIS:	4,150.00
	TOTAL:	6,225.00

17-21-436-040-0000 | 20170501655428 | 0-947-822-272

17-21-436-040-0000 | 20170501655428 | 0-778-965-440

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

B2X 334
CTTT
VC

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed, on its behalf by the undersigned, on this ____ day of May, 2017.

GRANTOR:

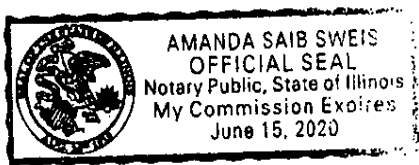
18th Street Chicago LLC, an Illinois limited liability company



By: Robert Miller
Its: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert Miller, personally known to me to be the Manager of 18th Street Chicago LLC, an Illinois limited liability company, and 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 severally acknowledged that as such he signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of May, 2017.




Notary Public
My Commission Expires: June 15, 2020

[Notarial Seal]

Prepared by:

Dubin Singer P.C.
123 North Wacker Drive
Suite 1600
Chicago, Illinois 60606

Name and Address of Taxpayer:

18th & Wentworth, LLC
500 West 18th Street
Suite 401
Chicago, Illinois 60606

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Exhibit "A" Legal Description

Parcel 1:

LOT 38 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION A FORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

LOT 40 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION A FORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 OVER, UNDER AND ACROSS PARTS OF LOTS 2, 13, 14, 25, 30 AND 39 IN SANTE FE GARDEN PHASE V AS CREATED BY AND GRANTED IN DECLARATION OF EASEMENT RECORDED OCTOBER 30, 2006 AS DOCUMENT NUMBER 0630331057 AS AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 13, 2006 AS DOCUMENT NUMBER 0631739043.

Parcel 3B:

THAT PART OF LOT 25 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION A FORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 70.41 FEET TO THE NORTHEAST CORNER OF LOT 40 IN SAID SANTE FE GARDEN PHASE V SUBDIVISION. AFORESAID, (THE EAST LINE OF SAID LOT BEING THE WEST LINE OF S. WENTWORTH AVENUE) THENCE SOUTH 89 DEGREES 59 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 40 AND ALONG SAID NORTH LINE EXTENDED A DISTANCE OF 165.61 FEET; THENCE SOUTH 53 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 164.25 FEET TO A POINT ON A NORTHEASTERLY LINE OF THE LAND SUBMITTED TO THE CONDOMINIUM ACT FOR SANTE FE GARDEN PARKING CONDOMINIUM BY THIRD ADDITION ON AMENDMENT RECORDED FEBRUARY 9, 2010 AS DOCUMENT 1004044031; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 36 DEGREES 26 MINUTES 24 SECONDS WEST, 60 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 25 AFORESAID; THENCE NORTH 53 DEGREES 33 MINUTES 36 SECONDS EAST ALONG THE

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NORTHWESTERLY LINE OF SAID LOT 25, A DISTANCE OF 58.50 FEET TO A POINT ON THE SOUTHLINE OF LOT 38 IN SAID SANTE FE GARDEN PHASE V (SAID POINT BEING 26.50 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 38); THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 38, A DISTANCE OF 26.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 38; THENCE NORTH 00 DEGREES 08 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 38 AND ALONG SAID EAST LINE EXTENDED, A DISTANCE OF 84.33 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 25; THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 260.0 FEET TO THE POINT OF BEGINNING (THE NORTH LINE OF SAID LOT ALSO BEING THE SOUTH LINE OF W. 18TH STREET), ALL IN COOK COUNTY, ILLINOIS

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
 COUNTY OF COOK)

Robert Miller, as Manager of 18th Street Chicago LLC, an Illinois limited liability company, located at 162 Grand Avenue, Chicago, Illinois 60654, being duly sworn on oath, that the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

Section A. Said deed is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

Section B. The conveyance falls within one of the following exemptions set forth in the Act at paragraph (b) of 1:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

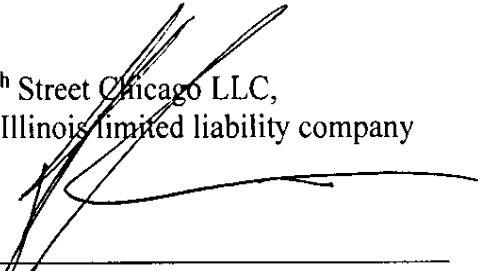
CIRCLE LETTER OR NUMBER WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kankakee County, Illinois to accept the attached deed for recording.

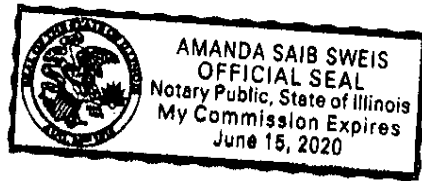
[SIGNATURES TO FOLLOW ON THE SUBSEQUENT PAGE]

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18th Street Chicago LLC,
an Illinois limited liability company


By: Robert Miller
Title: Manager

SUBSCRIBED AND SWORN to before me
this 15th day of May 2017.




NOTARY PUBLIC

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