



Doc# 1727041084 Fee \$54.00

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

KAREN A. VARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/27/2017 12:13 PM PG: 1 OF 9

8985083 2/4

This instrument prepared by:

Jeffrey B. Gurian
Becker Gurian
513 Central Avenue, Suite 400
Highland Park, Illinois 60035

Send Subsequent Tax Bills to:
Block Y Investment I LLC
11 S. LaGrange Road, Suite 202
LaGrange, Illinois 60525

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 13th day of September, 2017, between 1940 CENTURY ASSOCIATES, LLC, a California limited liability company (the "Grantor"), whose address is 1940 Century Park East, # 200, Los Angeles, California 90067, and BLOCK Y INVESTMENT I LLC, a Delaware limited liability company (the "Grantee"), whose address is 11 S. LaGrange Road, Suite 202, LaGrange, Illinois 60525, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten 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 hereby **REMIT, RELEASE, ALIEN AND CONVEY** unto the Grantee and its successors and assigns, the following described real estate situated in the County of Cook and State of Illinois (the "Property"), to wit:

Legal Description: See Exhibit A attached hereto and by this reference made a part hereof.

Permanent Index Numbers: 17-17-104-041-1067; 17-17-104-041-1068.

Property Addresses: 1301 W. Madison Street, Units 1301-101, 1301-102, Chicago, Illinois 60607.

Together with all and singular the hereditaments and appurtenances belonging there, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described Property, with the hereditaments and appurtenances:

Box 400



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TO HAVE AND TO HOLD the said Property as described above, with the appurtenances, unto the Grantee and its successors and assigns, **FOREVER**.

And the Grantor, for itself and its successors, does hereby covenant, promise and agree to and with the Grantee and its successors and assigns that the Grantor has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND**, said Property against all persons lawfully claiming, or to claim the same, by, through or under it and not otherwise; provided, however, that this conveyance is made subject to the following exceptions and encumbrances: (a) zoning ordinances and regulations; (b) the lien of general and special real estate taxes and assessments not yet due and payable; and (c) the matters set forth on Exhibit B attached hereto.

(Signature appears on following page.)

REAL ESTATE TRANSFER TAX		19-Sep-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-17-104-041-1067 20170901625181 0-327-206-848		

REAL ESTATE TRANSFER TAX		19-Sep-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-17-104-041-1067 20170901625181 1-669-384-128		

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

Mail to
 Ferraro Law
 Philip Ferraro
 1022 S. La Grange Rd
 La Grange Ill
 60525

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC. 200.1-2(B-6) OR PARAGRAPH....., SEC. 200.1-2 (A) OF THE CHICAGO TRANSACTION TAX ACT.

9/13/17 _____
 DATE BUYER, SELLER, REPRESENTATIVE

Exempt under provisions of Paragraph E,
 Section 4, Real Estate Transfer Tax Act.

9/13/17 _____
 Date Buyer, Seller, Representative

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed the day and year first above written.

1940 CENTURY ASSOCIATES, LLC

By: Blatteis Associates III, LLC,
Manager

By: *Daniel J. Blatteis*
Daniel J. Blatteis, Manager

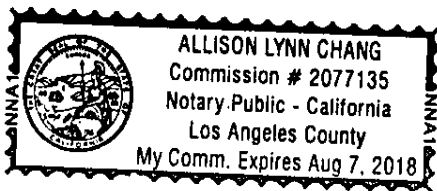
STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Daniel J. Blatteis, the Manager of Blatteis Associates III, LLC, the Manager of 1940 CENTURY ASSOCIATES, LLC, a California limited liability company, being the Grantor in the foregoing instrument, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of the Grantor, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 11th day of September, 2017.

Allison
Notary Public

My Commission expires: August 07, 2018



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNITS 1301-101 AND 1301-102 IN BLOCK Y CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 6, 7, 8, 9 AND 10 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0000326804, FIRST AMENDMENT RECORDED JANUARY 4, 2001 AS DOCUMENT 0010011994; SECOND AMENDMENT RECORDED FEBRUARY 22, 2001 AS DOCUMENT 0010143163; THIRD AMENDMENT RECORDED FEBRUARY 23, 2001 AS DOCUMENT 0010329348; FOURTH AMENDMENT RECORDED MAY 10, 2001 AS DOCUMENT 0010394432; FIFTH AMENDMENT RECORDED JULY 5, 2001 AS DOCUMENT 0010483979; SIXTH AMENDMENT RECORDED FEBRUARY 20, 2002 AS DOCUMENT 0020197471; SEVENTH AMENDMENT RECORDED AUGUST 18, 2003 AS DOCUMENT 0323031087; TERMINATION OF SEVENTH AMENDMENT RECORDED AUGUST 29, 2003 AS DOCUMENT 0324119101; CORRECTION TO FIRST AMENDMENT RECORDED MAY 9, 2006 AS DOCUMENT NUMBER 0612945063, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES SB-W-1 THROUGH SB-W-25; B-E-1 THROUGH B-E-20; B-W-1 THROUGH B-W-24; I-E-1 THROUGH I-E-11; I-W-1 THROUGH I-W-24; M-E-1 THROUGH M-E-22; M-W-1 THROUGH M-W-24, LIMITED COMMON ELEMENTS FOR THE BENEFIT OF AND APPURTENANT TO UNIT 1301-101, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0000326804 AND FIRST AMENDMENT RECORDED AS DOCUMENT 0010011994, SECOND AMENDMENT RECORDED FEBRUARY 22, 2001 AS DOCUMENT 0010143163; THIRD AMENDMENT RECORDED FEBRUARY 23, 2001 AS DOCUMENT 0010329348; FOURTH AMENDMENT RECORDED MAY 10, 2001 AS DOCUMENT 0010394432; FIFTH AMENDMENT RECORDED JULY 5, 2001 AS DOCUMENT 0010483979; SIXTH AMENDMENT RECORDED FEBRUARY 20, 2002 AS DOCUMENT 0020197471; SEVENTH AMENDMENT RECORDED AUGUST 18, 2003 AS DOCUMENT 0323031087; TERMINATION OF SEVENTH AMENDMENT RECORDED AUGUST 29, 2003 AS DOCUMENT 0324119101; CORRECTION TO FIRST AMENDMENT RECORDED MAY 9, 2006 AS DOCUMENT NUMBER 0612945063 AND GRANTED BY GRANT OF LIMITED COMMON ELEMENT RECORDED MAY 20, 2003 AS DOCUMENT 0314039080, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES B-5, B-23, B-54, B-59, B-64, 2-E-1 THROUGH 2-E-4; 2-E-8 THROUGH 2-E-10; 2-E-12, 2-E-13, 2-E-16, 2-E-20, 2-E-21, 3-W-4, 4-W-1, 4-W-2, 4-W-7 AND 4-E-8, LIMITED COMMON ELEMENTS FOR THE BENEFIT OF AND APPURTENANT TO UNIT 1301-101, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0000326804 AND FIRST AMENDMENT RECORDED AS

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DOCUMENT 0010011994; SECOND AMENDMENT RECORDED FEBRUARY 22, 2001 AS DOCUMENT 0010143163; THIRD AMENDMENT RECORDED FEBRUARY 23, 2001 AS DOCUMENT 0010329348; FOURTH AMENDMENT RECORDED MAY 10, 2001 AS DOCUMENT 0010394432; FIFTH AMENDMENT RECORDED JULY 5, 2001 AS DOCUMENT 0010483979; SIXTH AMENDMENT RECORDED FEBRUARY 20, 2002 AS DOCUMENT 0020197471; SEVENTH AMENDMENT RECORDED AUGUST 18, 2003 AS DOCUMENT 0323031087; TERMINATION OF SEVENTH AMENDMENT RECORDED AUGUST 29, 2003 AS DOCUMENT 0324119101; CORRECTION TO FIRST AMENDMENT RECORDED MAY 9, 2006 AS DOCUMENT NUMBER 0612945063 AND GRANTED BY GRANT OF LIMITED COMMON ELEMENT RECORDED MAY 9, 2006 AS DOCUMENT 0612945057, IN COOK COUNTY, ILLINOIS.

Property Address: 1301 W. Madison Street, Units 1301-101, 1301-102, Chicago, Illinois 60607.

Permanent Index Nos: 17-17-104-041-1067
17-17-104-041-1068

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EXHIBIT B PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2017, A LIEN NOT YET DUE OR PAYABLE
2017 TAXES ARE NOT YET DUE OR PAYABLE.

 PERM TAX#
 17-17-104-041-1067
 (AFFECTS UNIT 1301-101)
 17-17-104-041-1068
 (AFFECTS UNIT 1301-102)
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
3. COVENANT RECORDED MARCH 15, 2000 AS DOCUMENT 00189817 THAT THE MAINTENANCE AND REPAIR OF THE COMMON SEWER LINES LOCATED ANYWHERE ON THE LAND FOR THE POINT OF CONNECTION TO THE SEWER MAIN IN THE PUBLIC STREET SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE CONDOMINIUM AND NOT OF THE CITY OF CHICAGO. THIS COVENANT IS MADE OF THE INDUCE THE CITY OF CHICAGO TO FURNISH SEWER AND WATER SERVICE TO THE BELOW DESCRIBED PREMISES.
(AFFECTS THAT PART OF THE UNDERLYING LAND FALLING IN LOT 2 IN COUNTY CLERK'S DIVISION OF BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION, AFORESAID)
4. COVENANT RECORDED MARCH 15, 2000 AS DOCUMENT 00185475 THAT THE MAINTENANCE AND REPAIR OF THE COMMON SEWER LINES LOCATED ANYWHERE ON THE LAND FOR THE POINT OF CONNECTION TO THE SEWER MAIN IN THE PUBLIC STREET SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE CONDOMINIUM AND NOT OF THE CITY OF CHICAGO. THIS COVENANT IS MADE OF THE INDUCE THE CITY OF CHICAGO TO FURNISH SEWER AND WATER SERVICE TO THE BELOW DESCRIBED PREMISES.
(AFFECTS THAT PART OF THE UNDERLYING LAND FALLING IN LOTS 2, 7, 8 AND 9 AND PORTION OF LOT 6 IN COUNTY CLERK'S DIVISION OF BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION, AFORESAID)
5. DECLARATION OF COMMON YARD CROSS EASEMENT RECORDED APRIL 10, 2001 AS DOCUMENT 0010284326 MADE BY MADISON MONROE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY RELATING TO USE AND MAINTENANCE.
(AFFECTS THE COMMON AREA ONLY)
6. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO APPROVING THE REDEVELOPMENT PLAN AND FEASIBILITY OF RELOCATION FOR NEIGHBORHOOD DEVELOPMENT PROGRAM PROJECT CENTRAL WEST RECORDED JULY 15, 1969 AS DOCUMENT 20900204.
7. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 9, 2000 AS DOCUMENT NO. 00326804,

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AS AMENDED BY THE FIRST AMENDMENT RECORDED JANUARY 4, 2001 AS DOCUMENT 0010011994; SECOND AMENDMENT RECORDED FEBRUARY 22, 2001 AS DOCUMENT 0010143163; THIRD AMENDMENT RECORDED FEB 23, 2001 AS DOCUMENT 0010329348; FOURTH AMENDMENT RECORDED MAY 10, 2001 AS DOCUMENT 0010394432; FIFTH AMENDMENT RECORDED JUL 5, 2001 AS DOCUMENT NUMBER 0010483979; SIXTH AMENDMENT RECORDED FEB 20, 2002 AS DOCUMENT 0020197471; SEVENTH AMENDMENT RECORDED AUG 18, 2003 AS DOCUMENT 0323031087. TERMINATION OF SEVENTH AMENDMENT RECORDED AUGUST 29, 2003 AS DOCUMENT 0324119101; CORRECTION TO FIRST AMENDMENT RECORDED MAY 9, 2006 AS DOCUMENT NUMBER 0612945063; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

Property of Cook County Clerk's Office

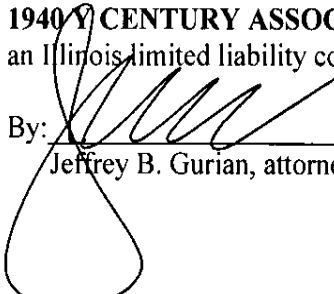
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or its 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 acquire and hold title to real estate in Illinois, or other 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.

Dated: September 18, 2017

1940 Y CENTURY ASSOCIATES LLC,
an Illinois limited liability company

By: 
Jeffrey B. Gurian, attorney and authorized agent

SUBSCRIBED and SWORN to before me this 18 day of September, 2017



Notary Public

My commission expires: _____



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The grantee or its 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 acquire and hold title to real estate in Illinois, or other 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.

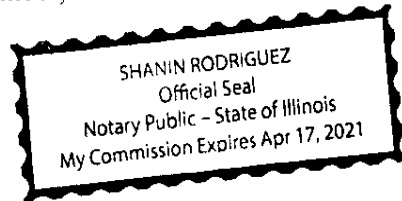
Dated: September 18, 2017

BLOCK Y INVESTMENT I LLC,
a Delaware limited liability company

By: [Signature]
CHARLES R. TOPPING attorney and authorized agent

SUBSCRIBED and SWORN to before me this 18th day of September, 2017

[Signature: Shanin Rodriguez]
Notary Public
My commission expires: 04/17/21



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor of the first offense and of a Class misdemeanor for subsequent offenses.