

# UNOFFICIAL COPY

  
\*1735319028D\*  
Doc# 1735319028 Fee \$46.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 12/19/2017 10:45 AM PG: 1 OF 5

This instrument was prepared by and after recording return to:  
Lowell D. Plotkin  
Crescent Heights  
2200 Biscayne Blvd.  
Miami, FL 33137

Mail tax bills to:  
8 East Ninth, LLC  
c/o Crescent Heights  
2200 Biscayne Blvd.  
Miami, FL 33137


## SPECIAL WARRANTY DEED



THIS SPECIAL WARRANTY DEED is made as of the 2<sup>nd</sup> day of August, 2017 by **ASTORIA TOWER ACQUISITIONS, LLC**, a Delaware limited liability company (the "**Grantor**"), having a legal address 2200 Biscayne Boulevard, Miami, Florida 33137, to **8 EAST NINTH, LLC**, a Delaware limited liability company (the "**Grantee**"), having a legal address of 2200 Biscayne Boulevard, Miami, Florida 33137.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns forever, all right, title and interest of Grantor in and to the real property situated in the County of Cook, and the State of Illinois, described on **Exhibit A** attached hereto, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and any and all easements or rights to use easements relating to the above bargained premises, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, or in and to the above bargained premises, with the hereditaments and appurtenances, SUBJECT TO the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever, Grantor, for itself, and its successors, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, but not otherwise, subject to the matters set forth.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX	19-Dec-2017
	<b>CHICAGO:</b> 0.00
	<b>CTA:</b> 0.00
	<b>TOTAL:</b> 0.00 *
17-15-304-064-1146   20171001634855   0-606-061-600	

REAL ESTATE TRANSFER TAX	19-Dec-2017
	<b>COUNTY:</b> 0.00
	<b>ILLINOIS:</b> 0.00
	<b>TOTAL:</b> 0.00
17-15-304-064-1146   20171001634855   1-601-807-392	

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

CCRD REVIEW 

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IN WITNESS WHEREOF, this Special Warranty Deed is hereby executed and delivered as of this day and year first above written.

ASTORIA TOWER ACQUISITIONS, LLC, a Delaware limited liability company

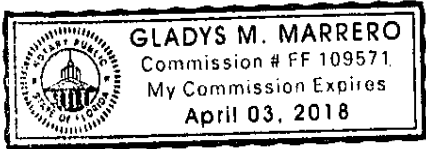
By: [Signature]  
Name: Michael Sheitelman  
Title: Vice President

STATE OF FLORIDA )  
)ss  
COUNTY OF MIAMI-DADE )

I, a Notary Public in and for the County, and the State aforesaid, do hereby certify that Michael Sheitelman, personally known to me to be the Vice President of ASTORIA TOWER ACQUISITIONS, LLC, a Delaware 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 acknowledged that as such Vice President signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 13<sup>th</sup> day of ~~August~~ September, 2017.

Notary Public: [Signature]



My Commission expires April 3, 2018

This instrument represents a transaction  
exempt  
under 35 ILCS 200/31-45(Paragraph E),  
of the IL Real Estate Transfer Tax Act

[Signature] Signature  
12/19/17 Date Signed

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## *Exhibit A*

### *Legal Description of the Land*

#### UNIT 303:

UNIT 303 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ASTORIA TOWER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0913918053, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax parcel ID No. 17-15-304-064-1146  
Address: 8 E. 9<sup>th</sup> Street, #303, Chicago, IL 60605

#### UNIT 702:

UNIT 702 AND PARKING UNIT P-712 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ASTORIA TOWER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0913918053, IN THE FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax parcel ID No. 17-15-304-064-1098  
Address: 8 E. 9<sup>th</sup> Street, #702, Chicago, IL 60605

#### UNIT 1111:

UNIT 1111 AND PARKING UNIT P-712 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ASTORIA TOWER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0913918053, IN THE FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax parcel ID No. 17-15-304-064-1034  
Address: 8 E. 9<sup>th</sup> Street, #1111, Chicago, IL 60605

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## *Exhibit B*

### *Permitted Exceptions*

1. General real estate taxes for the second installment of the year(s) 2016 and 2017 and subsequent years.

Note: the taxes for the second installment of the year(s) 2016 are not yet due and payable.

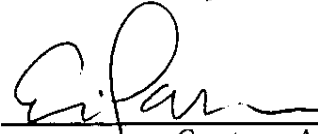
2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document number 91075841 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances. Special Service Area Number 12
3. Provisions, conditions, restrictions, options, assessments and easements as created by the Declaration of Condominium recorded as document number 0913918053, as amended from time to time, and the provisions, conditions and limitations under the Condominium Property Act.

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 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 December 14, 2017 Signature:   
Grantor or Agent

Subscribed and sworn to before me by the  
said Erin Parker  
this 15 day of December  
2017.

MERELINDA DUHAN  
Notary Public, State of New York  
Reg. No. 01DU6279215  
Qualified in Queens County  
Commission Expires April 08, 2021

  
Notary Public

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 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 December 14, 2017 Signature:   
Grantee or Agent

Subscribed and sworn to before me by the  
said Erin Parker  
this 15 day of December  
2017.

MERELINDA DUHAN  
Notary Public, State of New York  
Reg. No. 01DU6279215  
Qualified in Queens County  
Commission Expires April 08, 2021

  
Notary Public

NOTE: 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 Tax Act.]