

UNOFFICIAL COPY

PREPARED BY:

Thomas G. Jaros, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602



Doc# 1736334074 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2017 02:40 PM PG: 1 OF 4

WHEN RECORDED RETURN TO:

Thomas G. Jaros, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

SEND FUTURE TAX BILLS TO:

(Above Space for Recorder's use only)

Next Gateway Owner, LLC
c/o Next Realty
5215 Old Orchard Road
Suite 880
Skokie, Illinois 60077

SPECIAL WARRANTY DEED

On this 28th day of November, 2017, **NEXT GATEWAY, LLC**, an Illinois limited liability company ("**GRANTOR**") whose address is 5215 Old Orchard Road, Suite 880, Skokie, Illinois 60077, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to **NEXT GATEWAY OWNER, LLC**, a Delaware limited liability company ("**GRANTOR**") whose address is 5215 Old Orchard Road, Suite 880, Skokie, Illinois 60077, all interest in the real estate legally described on **Exhibit A** attached hereto.

This is not homestead property.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to all matters of record against the real estate legally described on **Exhibit A**.

PINs and Common Address(es): See **Exhibit A**

[Signatures begin on next page]

REAL ESTATE TRANSFER TAX

29-Dec-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-09-231-012-0000 | 20171201676303 | 0-141-268-000

REAL ESTATE TRANSFER TAX

29-Dec-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-09-231-012-0000 | 20171201676303 | 1-360-095-168

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

BM

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I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act, and exempt under provisions of Paragraph (b) of Section 3-33-060 of the Chicago Real Property Transfer Act of the Municipal Code of Chicago.

Dated: November 28, 2017

Andrew Hochberg
Grantor or Representative

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:

NEXT GATEWAY, LLC, an Illinois limited liability company

By: Next Gateway Associates, LLC, an Illinois limited liability company, its manager

By: Andrew S. Hochberg
Name: Andrew S. Hochberg
Title: Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Kristi Echandy, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Andrew S. Hochberg, the manager of Next Gateway Associates, LLC, an Illinois limited liability company, the Manager of Next Gateway, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 28th day of November, 2017

Kristi Echandy
Notary Public

My Commission Expires: 7.12.21

(Seal)



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2 AND 3 IN OGDEN'S SUBDIVISION OF LOTS 4 AND 5 IN BLOCK 20 IN WOLCOTT'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 6 (EXCEPT THE EAST 14 FEET THEREOF) IN BLOCK 20 IN WOLCOTT'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 13 FEET OF LOT 10 AND ALL OF LOT 11 IN BLOCK 5 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 620 N. LaSalle Street, Chicago, Illinois

PIN: 17-09-231-008-0000
17-09-231-009-0000
17-09-231-010-0000
17-09-231-011-0000
17-09-231-012-0000

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 12/28, 2017


Grantor or Agent

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to me, Kelly Garbars by the said (Name of GRANTOR): Thomas Jaros
on this date: 12/28/17

Kelly Garbars
Notary Signature

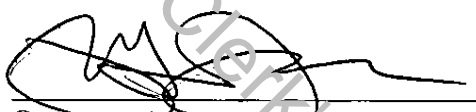
AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 title to real estate under the laws of the State of Illinois.

Dated: 12/28, 2017

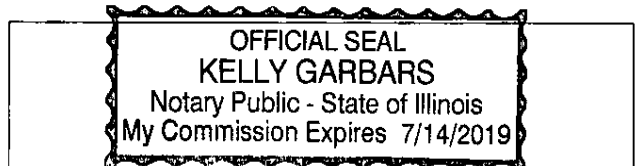

Grantee or Agent

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to me, Kelly Garbars by the said (Name of GRANTEE): Thomas Jaros
on this date: 12/28/17

Kelly Garbars
Notary Signature

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 ACT: (35 ILCS 200/ART. 31)