

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED (LLC to Individual)

Doc#. 1801846245 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/18/2018 01:39 PM Pg: 1 of 4

Dec ID 20171201675627  
ST/CO Stamp 1-597-352-992 ST Tax \$345.00 CO Tax \$172.50  
City Stamp 1-704-010-272 City Tax: \$3,622.50

Chicago Title  
ASTOR 17ND Yarbrough

THIS INDENTURE made this 18 day of ~~December~~ <sup>\*JANUARY</sup>, 2018 between KINZIE/LASALLE STREET PROPERTIES, LLC, a Delaware Limited Liability Company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and ALEXANDRA FLIS, party of the second part,

(GRANTEE'S ADDRESS): 1448 N. Wieland #2 Chicago, IL 60610

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Limited Liability Company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED

**SUBJECT TO:** Covenants, conditions, and restrictions of record, easements of record; Declaration of Condominium and any amendments thereto; real estate taxes for 2017;

Permanent Real Estate Index Number(s): 17-09-259-022-1035;  
Address of Real Estate: 400 N. LaSalle Dr., #1104, Chicago, IL 60654

Together with all the singular and 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 said party of the first part, either in law or equity, of and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**. In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

KINZIE/LASALLE STREET PROPERTIES, LLC

By: Speedwagon Property Management, LLC, its Manager  
Jason Schiffman, Manager

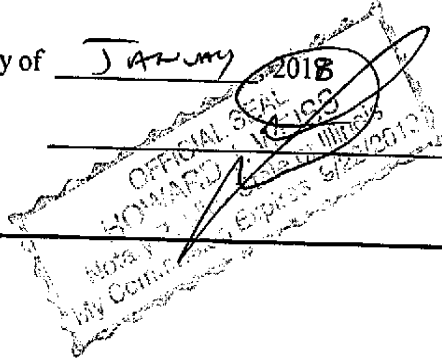
*Two*

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that JASON SCHIFFMAN, personally known to me to be the Manager of Speedwagon Property management, LLC, which is the Manager of the Kinzie/LaSalle Street Properties, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Limited Liability Company, as his 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 17 day of January



(Notary Public)

**Prepared By:** Howard J. Weiss  
1416 Techny Road  
Northbrook, IL 60062

**Mail To:** Ms. Katherine Hart, 9349 Forestview Rd., Evanston, IL 60203

**Name & Address of Taxpayer:**

Alexandra Flis  
400 N. LaSalle St., #1104  
Chicago, IL 60654

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 17ST08217NB

For APN/Parcel ID(s): 17-09-259-022-1035

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Parcel 1:

Unit 1104 in the 400 North LaSalle Condominium, as delineated on a survey of the following described real estate:

Lots 1 to 8, inclusive, together with the private court South of and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lot 1 (except that part taken for LaSalle Street) and Lots 2, 3, 4, 5 and 6 (except the East 20 feet of Lot 6) and that part of the East-West 18.00 foot public alley lying North of Lots 1, 2 and 3 (except the East 20 feet of Lot 1 taken for widening LaSalle Street) and lying South of Lots 4, 5 and 6 (except the East 20 feet of Lot 6 taken for widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying East of a line described as follows: Beginning on the South line of said Lot 8, a distance of 175.12 feet East of the Southwest corner of Lot 5; thence North, perpendicular to said South line, 121.80 feet; thence West, perpendicular to the last described course, 1.46 feet; thence North, perpendicular to the last described course, 9.70 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.00 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 2.00 feet; thence West, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course 20.00 feet; thence East, perpendicular to the last described course, 1.00 foot; thence North, perpendicular to the last described course, 16.42 feet; thence East, perpendicular to the last described course, 1.46 feet; thence North, perpendicular to the last described course, 8.53 feet to a point on the North line of said Lot 8, a distance of 174.57 feet East of the Northwest corner of said Lot 1, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded October 14, 2005 as document number 0528710194; together with its undivided percentage interest in the common elements in Cook county Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 as created by Declaration of Reciprocal Easements and Parking and Development Rights dated November 30, 2001 and recorded March 22, 2002 as document 0020331215 as amended by First Amendment to said declaration, dated April 21, 2005 and recorded April 22, 2005 as document 0511244023, over, upon and across the Land described as follows:

Lots 1 to 8, inclusive, together with the private court South of and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lot 1 (except that part taken for LaSalle Street) and Lots 2, 3, 4, 5 and 6 (except the East 20 feet of Lot 6) and that part of the East-West 18.00 foot public alley lying North of Lots 1, 2 and 3 (except the East 20 feet of Lot

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## LEGAL DESCRIPTION

(continued)

1 taken for widening LaSalle Street) and lying South of Lots 4, 5 and 6 (except the East 20 feet of Lot 6 taken for widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying West of and adjoining Parcel 1 in Cook County, Illinois.

Property of Cook County Clerk's Office