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1805934077D

WARRANTY DEED

Doc# 1805934077 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/28/2018 02:19 PM PG: 1 OF 3

CT

17NW7129819 NS

Balk

GRANTOR, **David Balk**, a single person, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE**, USEF CC Century Tower, LLC a Delaware limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PIN: 17-09-418-014-1216

Address of Real Estate: 182 W Lake St Unit 1708, Chicago, IL 60601

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 encumbered or charged, except as herein recited; and that the Grantor will **WARRANT** and **DEFEND** the said Premises, against all persons lawfully claiming, or to claim the same, subject to:

REMAINDER OF PAGE LEFT BLANK

REAL ESTATE TRANSFER TAX		27-Feb-2018
	COUNTY:	79.00
	ILLINOIS:	158.00
	TOTAL:	237.00
17-09-418-014-1216 20180101687907 0-393-561-632		

REAL ESTATE TRANSFER TAX		27-Feb-2018
	CHICAGO:	1,185.00
	CTA:	474.00
	TOTAL:	1,659.00 *
17-09-418-014-1216 20180101687907 0-570-336-800		
* Total does not include any applicable penalty or interest due.		

Handwritten notations: S, P, S, SC, INT, and a large 'X' over a '3'.

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IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Warranty Deed to be effective this 12 day of January, 2018.

(Signature)
David Balk
Balk

STATE OF _____) People's Republic of China)
) Municipality of Shanghai) SS:)
) Consulate General of the)
COUNTY OF _____) United States of America)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **David Balk**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of 12 JAN 2018, 2018.

(Signature)
NOTARY PUBLIC

Charles McClellan
Consul
US Consulate General Shanghai

American Consulate General
Shanghai China

My commission expires: PRESDENTIAL COMMISSIONS DO NOT EXPIRE

Prepared By:

Scott A. Weinstein, Esq.
Kovitz Shifrin Nesbit
175 N. Archer
Mundelein, IL 60060

After Recording Mail to:

Bronson & Kahn LLC
150 N. Wacker Dr #1400
Chicago, IL 60606

Send Subsequent Tax Bills to:

USEF GC Century Tower, LLC
625 North Michigan Ave.
Suite 2000
Chicago, IL 60611

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EXHIBIT A

Order No.: 17NW7129819NS

For APN/Parcel ID(s): 17-09-418-014-1216

PARCEL 1:

UNIT(S) 1708 IN THE CENTURY TOWER PRIVATE RESIDENCES, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN METROPOLITAN'S RESUBDIVISION OF LOT 5 IN BLOCK 19 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634109069, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF A-25, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0634109069

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 182 WEST LAKE, CHICAGO, ILLINOIS, RECORDED AS DOCUMENT NUMBER 0634109064

Cook County Clerk's Office