OFF-1809185

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WARRANTY DEED

After Recording, Mail to:

Thomas J. Angell, Esq. Jacobs, Burns, Orlove & Hernandez 150 N. Michigan Ave., Suite #1000 Chicago, IL 60611 Doc#. 1812806118 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/08/2018 11:52 AM Pg: 1 of 3

Dec ID 20180401650286

ST/CO Stamp 1-850-385-696 ST Tax \$1,650.00 CO Tax \$825.00

City Stamp 1-214-720-544 City Tax: \$17,325.00

This space is for RECORDER'S USE ONLY

THIS WARRANT' DEED OF CONVEYANCE, is made as of May 3, 2018 by and between 216 S. Jefferson, LLC, ar. Illinois Limited Liability Company ("Grantor"), having an address of 216 S. Jefferson St., Suite LL-1, Chicago, IL 60661 and IATSE LOCAL 2 CHICAGO STAGEHANDS JEFFERSON STREET PROPERTY, LLC, an Illinois limited liability company ("Grantee"), having an address of 216 S. Jefferson St., Suite 400, Chicago, IL 60661.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

<u>PARCEL 1:</u> UNIT NO. 500 IN THE 216 S. JEFFERSON OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED KEAL ESTATE:

LOTS 9 AND 10 AND THE SOUTH ½ OF LOT 8 IN MAGIE AND MEARILL'S SUBDIVISION OF THE EAST ½ OF THE BLOCK 27 IN SCHOOL SECTIONS ADDITION TO CHICAGO IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE ¼, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF THE CONDOMINIUM RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 0734415001 AND ANY AMENDMENTS THERETO.

Permanent Index Number: 17-16-111-028-1027

Address: Unit #500 at 216 S. Jefferson St., Chicago, IL 60661

Grantor also grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said Property set forth in the declaration of condominium aforesaid, recorded in the office of the recorder of deeds, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein. The tenant of the unit had no right of first refusal to

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purchase the unit.

TO HAVE AND TO HOLD the real estate, with the appurtenances, unto the Grantee, its successors and assigns forever subject to: (1) accrued real estate taxes for second installment of 2017 and subsequent years; (2) the Existing Lease dated as of March 5, 2018 by and between Clark Construction Group – Chicago, LLC as Tenant and 216 S. Jefferson, LLC as Landlord; (3) the Illinois Condominium Act and the recorded Condominium Documents including all amendments and exhibits thereto; (4) applicable zoning and building laws and other ordinances of record; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, easements and agreements of record including limitations on the permitted use and alteration of the Units as set forth in the Declaration.

IN WITNESS WHEREOF, Grantor has hereto caused this Warranty Deed to the signed and delivered as of the day and year first above written.

| • | 1 | | 216 S. Jefferson, LLC an Illinois Limited Liability |
|-------------------|------------|----|---|
| | | Ox | Company: |
| | | C | By: Alu() |
| | | 0/ | SHAWN CLARK, MANAGER |
| State of Illinois |)) ss. | T | |
| County of Cook |) 55. | | |
| | | | |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shawn Clark, personally known to rea to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as [his own free and voluntary act as Manager of 216 S. Jefferson, LLC for the uses and purposes therein set forth.

Notary Public

Given under my hand and official seal, this 314 day of May, 2018.

OFFICIAL SEAL
LAWRENCE A GUZIK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/27/20

This document prepared by:

Lawrence A. Guzik, Esq. Attorney at Law 22285 Pepper Rd., Suite 308 Barrington, IL 60010 Mail subsequent tax bills to:

Theatrical Stage Employees Union Local 2 216 S. Jefferson St., Suite 400 Chicago, IL 60661

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Affinity Title Services, LLC

5301 W. Dempster Street, Suite 206 Skokie, IL 60077

Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A

Address Given: 216 S. Jefferson Street, Unit 500

Chicago, IL 60661

Permanent Index No.: 17-16-111-028-1027

Legal Description:

UNIT 500 IN THE 216 S JEFFERSON OFFICE CONDOMINIUM, A DELINEATED ON A SURVEY OF THE FOLLOWING

DESCRIBED REAL ESTACE.

LOTS 9 AND 10 AND THE SOUTH 1/2 OF LOT 8 IN MAGIE AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 27 IN SCHOOL SECTIONS ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 0734415001 AND ANY AMENDMENTS THERETO.

12,375.00

4,950.00

TOTAL:

17.325.00 *1*

17-16-111-028-1027 | 20180401650286 | 1-214 720-544

Total does not include any applicable penalty or interest due.





COUNTY:

825.(10

ILLINOIS:

1,650.00

TOTAL:

2,475.00

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17-16-111-028-1027

20180401650286 1-850-385-696

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.