

Doc# 1815941065 Fee \$48.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/08/2018 12:03 PM PG: 1 OF 6

17SA9644138LP TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 19th day of April, 2018, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee under the provisions of a deed or deeds in trust, duly recorded and delive ed to said company in pursuance of a trust agreement dated the 1st day of October, 1979, and known as irrust Number 39649, party of the first part, and STRATEGIC WELLS, LLC, a Delaware Limited Liability Company whose address is: c/o Strategic Properties of North America, 1200 River Avenue, 4, Lakewood, New Building Jersey 08701, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

0040

FOR THE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

SUBJECT TO: PERMITTED EXCEPTIONS - SEE ATTACHED EXHIBIT "B"

Permanent Tax Numbers: 14-33-414-044-1075 and 14-33-414-044-1125

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, to efit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRA	NSFER TAX	04-Jun-2018
60A	CHICAGO:	2,793.75
	CTA:	1,117.50
	TOTAL:	3,911.25

14-33-414-044-1075 | 20180501682500 | 0-636-797-728

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

186.25	COUNTY:	Marie Day	
372.50	ILLINOIS:	(CP.)	
558.7	TOTAL:	(35°)	
	TOTAL:	-044-1075	

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IN WITNESS WHEREOF, said party the first part has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,

as successor trustee as aforesaid

Denisewicz

Assistant Vice President

County of Cook

I, the undersigned, Allotary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seatthin 19th day of April, 2018.

PROPERTY ADDRESS: 1749 N. Wells Street Unit 608 and Unit 818 Chicago, Illinois 60614

"OFFICIAL SEAL" CAROLYN PAMPENFILLA Notary Public, State of Ininois My Commission/Expires 11/30/2019

This instrument was prepared by: Harriet Denisewicz CHICAGO TITLE LAND FRUST COMPANY 10 South LaSalle Street **Suite 2750**) FFICO Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

STEATEOIC WELLS, LIC NAME 4/0 STRATEGIL FROPERTIES OF DORTH AMERICA

ADDRESS 1200 RIVERAVENUE, BUILDING

CITY, STATE LAKENDOD, NEW JERESEY 08701

SEND TAX BILLS TO:

STRATEGIC WELLS, LLC

LOSTRATEBIL PROPERTIES OF NORTH AMERICA

ADDRESS 1200 RIVER AVENUE, BUILDING 4

CITY, STATE LAKE WOOD, NEW SERSEY 08701

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

PARCEL 1:

UNIT 608, IN THE KENNELLY SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 4 SAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO CERTAIN LOTS IN EDSON'S SUBDIVISION OF LOT 11 IN NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE THIRD PRINCIPAL MEXIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMPLIT 25156051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. IN COOK COUNTY ILLINOIS.

PARCEL 2

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT 25156050, IN COOK COUNTY, ILLINOIS.

PIN: 14-33-414-044-1075

Commonly known as: Unit 608, 1749 North Wells Street Chicago, Illinois 60614

PARCEL B:

PARCEL I:

UNIT 818, IN THE KENNELLY SQUARE CONDOMINIUM, AS FELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO CERTARY LOTS IN EDSON'S SUBDIVISION OF LOT 11 IN NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDUMNIUM RECORDED AS DOCUMENT 25156051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT 25156050, IN COOK COUNTY, ILLINOIS.

PIN: 14-33-414-044-1125

Commonly known as: Unit 818, 1749 North Wells Street, Chicago, Illinois 60614

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

- 1. General and special taxes and assessments not yet due and payable as of the Closing Date.
- 2. Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Kennelly Square Condominium, dated September 18, 1979, and recorded in the Office of the Recorder of Deeds c Cook County, Illinois (the "Recorder's Office") on September 20, 1979 as document no. 25156051.
- 3. Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Kennelly Square Condominium (the "Amended and Restated Declaration"), dated August 7, 1996, and recorded in the Recorder's Office on August 28, 1996 as document no. 96660706.
- 4. First Amendment to the Amended and Restated Declaration of Condominium Ownership and of Easements, Restrictions and Coverants for Kennelly Square Condominium, dated August 12, 2014, and recorded in the Recorder's Office on August 15, 2014, as document no. 1422734088.
- 5. Amendments to the Amend dind Restated Declaration combining certain Units recorded as documents nos. 1426113005, 1426113007, Coi3722055, 1428118016, 1426113006, and 1426113008.
- 6. Corrective Amendment to the Amended and Restated Declaration of Condominium Ownership for Kennelly Square Condominium Association dated November 2, 2017, and recorded in the Recorder's Office on November 3, 2017, as document No 1730713046; and Corrective Amendment to Amended and Restated Declaration of Condominium Ownership for Kennelly Square Condominium Association, dated February 13, 2018, and recorded in the Recorder's Office on February 14, 2018, as document No 1804518047.
- 7. Declaration of Easements, Conditions and Restrictions deced September 18, 1979, and recorded September 20, 1979, as document no. 25156050, and that certain Declaration of Covenants, Conditions and Restrictions for the Warehouse, dated February 25, 1981 and recorded February 4, 1982, as document no. 26134835, as amended by the certain Declaration of Easements, Restrictions and Covenants recorded October 17, 1984 as document no. 27298335, as amended by those certain document is dated as of January 1, 2009 and recorded as document no. 0909118059; dated as of December 20, 2002 and recorded as document no. 0030103076; and dated as of July 10, 2014.
 - 8. Encroachment of eave over and onto northern property as disclosed by survey No. 271.165.
- 9. Encroachment of brick walk located mainly on the Property over and onto southern property about 0.08 feet as disclosed by survey No. 974165.
- 10. Urban Renewal Plan known as Lincoln Park Project No. 1, a copy of which was recorded April 12, 1967 as document no. 20107662, and amendment recorded December 6, 1968 as document no. 20696306.

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- 11. The following matters identified by Emmet Kennedy and company, Survey No. 7402-012 "L/L" and No. 7309-023 dated November 1, 1973:
- (a) Encroachment of the 3 story brick building number 1760 located on the land north and adjoining the Property over onto the Property by 0.18 of a foot at its westerly point to 0.16 of a foot at its easterly point;
 - (b) Encroachment of blower duct located mainly on the Property over onto the land east and adjoining by 0.80 of a foot from the second floor to the roof of the 8 story building on the Property;
 - Encroachment of a 2 and 8 story brick building number 1750 located mainly on the Property over onto the land north and adjoining by 0.08 of a foot at its westerly point of encroachment to 0.21 of a foot at its easterly point; and
 - (d) Ercroachment of a brick church located on the land east and adjoining the Property over onto the Property by 0.08 of a foot at its northerly point of encroachment to 0.07 of a foot at its southerly point.

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WAIVER OF HOMESTEAD

(to be appended to Special Warranty Deed)

Attached to the Special Warranty Deed between Chicago Title Land Trust Company as Successor Trustee to Harris Trust and Savings Bank, as Trustee under Trust Agreement dated October 1, 1979 and known as Trust Number 39649 ("Grantor") and STRATEGIC WELLS, LLC, a Delaware limited liability company ("Grantee") and made a part hereof

I, Govia Schreiner, am married to Terry A. Schreiner, and hereby execute this Vaiver of Homestead for the purpose of releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNES WHEREOF, the undersigned has executed this Waiver of Homestead as of this of day of of the control of

Printyame: GLORIA SCHREWER

State of _____

County of SUNG

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Character, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his/her free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, on

LANET DIRCRIO
MY COMMISSION # FF 907881
EXPIRES: September 7, 2019
Bonded Thru Budget Notary Services

Notary Public