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THIS INSTRUMENT WAS
PREPARED BY:

Carin R. Wolkenberg, Esq.
KOVITZ SHIFRIN NESBIT
175 N. Archer Ave.
Mundelein, Illinois 60060


1835534049
Doc# 1835534049 Fee \$44.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD H. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 12/21/2018 02:11 PM PG: 1 OF 4
FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 5th day of December, 2018 by **THI-15 LLC, an Illinois limited liability company** ("Grantor"), having an address of 5815 North Sheridan Road, Unit Number 514, Chicago, Illinois 60660, to 5815 N SHERIDAN LLC, a Delaware limited liability company, with an address of 1919 54th Street, Brooklyn, New York, as to an undivided Eighty-Two and 9/10ths percent (82.9%) interest; and CHICAGO FISH LLC, a Delaware limited liability company, with an address of 108 Cortelyou Rd., Brooklyn, New York, as to an undivided Seventeen and 1/10ths percent (17.1%) interest, as tenants in common

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: **Unit Number 514, 5815 North Sheridan Road,
Chicago, Illinois 60660**

Parcel Identification Number (PIN): **14-05-403-023-1134**

Together with all and singular the 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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2018 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

Chicago Title (L) 18NW7134231 NS
JWA 1081

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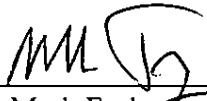
THIS IS/IS NOT A HOMESTEAD PROPERTY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Grantor:

THI-15 LLC, an Illinois limited liability company

By: THE THRESHOLDS, an Illinois not for profit corporation, its sole member

By: 
Mark Furlong
its Chief Operating Officer

Property of Cook County Clerk's Office

| REAL ESTATE TRANSFER TAX | | 14-Dec-2018 |
|--|--|-------------|
| CHICAGO: | | 1,001.25 |
| CTA: | | 400.50 |
| TOTAL: | | 1,401.75 * |
| 14-05-403-023-1134 20181101648651 0-273-365-664 | | |
| * Total does not include any applicable penalty or interest due. | | |

| REAL ESTATE TRANSFER TAX | | 14-Dec-2018 |
|---|--|-------------|
| COUNTY: | | 61.75 |
| ILLINOIS: | | 133.50 |
| TOTAL: | | 200.25 |
| 14-05-403-023-1134 20181101648651 1-159-846-560 | | |

STATE OF Illinois)
) SS.
COUNTY OF Cook)

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I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Mark Furlong**, 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 he signed in his capacity as Chief Operating Officer of The Thresholds the sole member of THI-15 LLC, an Illinois limited liability company, in his capacity as Chief Operating Officer of the aforesaid company, and signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5th day of December, 2018.

Rafael Berenguer
NOTARY PUBLIC
My commission expires: August 16, 2022



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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 514 IN THE SURFSIDE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 6 TO 9 IN BLOCK 21 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE SOUTH EAST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25558983 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

MAIL AFTER RECORDING TO:

Elisha Prero
Prero law
8424 Skokie Blvd., Suite 200
Skokie, IL 60077

MAIL TAX BILLS TO:

Greenstone Property Group LLC, a New
York limited liability company
1919 54th Street,
Brooklyn, NY 11204