

49  
WARRANTY DEED  
Statutory (ILLINOIS)

UNOFFICIAL COPY



\*1836106164\*

Doc# 1836106164 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2018 02:50 PM PG: 1 OF 3

CT 18NW7134909NS'11 K3CRM  
ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), Thames Properties, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, 1140 N. LASALLE OWNER, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"



PIN: 17-04-404-035-1010

Address of Real Estate: Unit 109, 1140 North LaSalle Street,  
Chicago, Illinois 60610

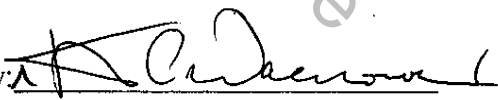
TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.


SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to this Warranty Deed to be effective this 14<sup>th</sup> day of November, 2018.

REAL ESTATE TRANSFER TAX		24-Dec-2018
	COUNTY:	97.00
	ILLINOIS:	194.00
	TOTAL:	291.00
17-04-404-035-1010   20181201655595   1-819-035-296		

Thames Properties, LLC, an Illinois  
limited liability company

By:   
Peter Wachowski, its Manager

REAL ESTATE TRANSFER TAX		24-Dec-2018
	CHICAGO:	1,455.00
	CTA:	582.00
	TOTAL:	2,037.00 *
17-04-404-035-1010   20181201655595   0-745-293-472		

\* Total does not include any applicable penalty or interest due.

THIS IS NOT A HOMESTEAD PROPERTY

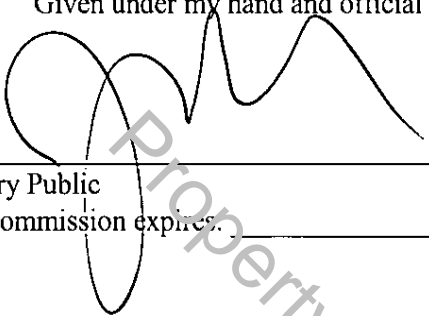
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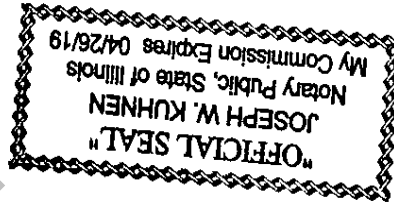
STATE OF IL )  
COUNTY OF Cook ) ss

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Peter Wachowski**, 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 Manager of Thames Properties, LLC, an Illinois limited liability 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 official seal this 14<sup>th</sup> day of November, 2018.



\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_



Property of Cook County Clerk's Office

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EXHIBIT A

## LEGAL DESCRIPTION

UNIT NUMBER 109 IN THE FLATS ON LASALLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**PARCEL 1:**

LOTS 16 TO 19 IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 6 (EXCEPT THE NORTH 11 FEET THEREOF) IN HAGEMAN'S SUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 21 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE, 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 6 LYING EAST OF A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10786564) IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0616034019; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

**PREPARED BY:**

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

**MAIL AFTER RECORDING TO:**

Kathryn Kovitz Arnold  
Taft Stettinius & Hollister LLP  
Ill E. Wacker Drive, Suite 2800  
Chicago, IL 60601-3713

**MAIL TAX BILLS TO:**

1140 LASALLE OWNER, LLC  
c/o ESG KULLEN  
Attention: Thomas DelPonti  
2215 Via Anacapa, Suite C  
Palos Verdes Estates, CA 90274