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THIS INSTRUMENT WAS  
PREPARED BY:

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

1810W713505ZMS  
CTIC



Doc# 1836206017 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2018 10:05 AM PG: 1 OF 4

FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 28<sup>th</sup> day of November, 2018 by SJP3, LLC, an Illinois limited liability company ("Grantor"), having an address of 3950 North Elston Avenue, Chicago, Illinois 60618 to 1140 N. LASALLE OWNER, LLC, an Illinois limited liability company ("Grantee"), having an address of 2215 Via Anacapa, Suite C, Palos Verdes Estates, CA 90274.

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 605, 1140 North LaSalle Street,  
Chicago, Illinois 60610**

Parcel Identification Number (PIN): **17-04-404-035-1153**

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.

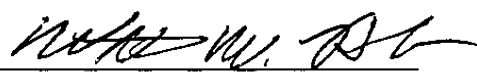
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

**Grantor:**


SJP3, LLC, an Illinois limited liability company

By: Dover Management Services, LLC,  
an Illinois limited liability company,  
its Manager

By:   
William W. Perkins,  
its Manager

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REAL ESTATE TRANSFER TAX 21-Dec-2018

	CHICAGO:	1,057.50
	CTA:	423.00
	TOTAL:	1,480.50

17-04-404-035-1153 | 20181201656539 | 1-477-117-296

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

REAL ESTATE TRANSFER TAX 21-Dec-2018

	COUNTY:	70.50
	ILLINOIS:	141.00
	TOTAL:	211.50

17-04-404-035-1153 | 20181201656539 | 0-924-711-584

STATE OF Illinois )  
 ) SS.  
COUNTY OF Cook )

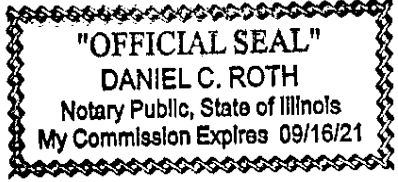
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I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **William W. Perkins**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed in his capacity as Manager of Dover Management Services, LLC, an Illinois limited liability company, in its capacity as Manager of SJP3, 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 notarial seal this 8 day of November, 2018.



NOTARY PUBLIC  
My commission expires: 9/16/21



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EXHIBIT A

UNIT NUMBER 605 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.

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 N. LASALLE OWNER, LLC  
Attention: Thomas DelPonti  
2215 Via Anacapa, Suite C  
Palos Verdes Estates, CA 90274