

# UNOFFICIAL COPY

## QUIT CLAIM DEED ILLINOIS STATUTORY



Doc# 1836218047 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2018 01:52 PM PG: 1 OF 4

THE GRANTOR, Ridge Realty, LLC, an Illinois limited liability company with a mailing address of 301 Ridge Avenue, Clarendon Hills, Illinois 60514, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Millennium Mile, LLC-Series B, a Delaware limited liability company, with a mailing address of 301 Ridge Avenue, Clarendon Hills, Illinois 60514 of the County of DuPage, all of its interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

**SUBJECT TO:** Covenants, conditions and restrictions of record, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Permanent Real Estate Index Number(s): 17-15-107-078-1480; 17-15-107-078-1073;  
17-15-107-078-1074; 17-15-107-078-1246

Address(es) of Real Estate: 310 S. Michigan Ave., Unit 2800, P1-29, P1-30 and P5-27A, Chicago, IL 60604

Dated this 21st day of December, 2018

Ridge Realty, LLC,  
An Illinois limited liability company

By: [Signature]  
Mont R. Wickham, Sole Member

REAL ESTATE TRANSFER TAX		28-Dec-2018
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>



17-15-107-078-1480 | 20181201666602 | 0-506-201-760

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

Exempt from transfer taxes pursuant to the provisions of Paragraph 4(e) of the Chicago Municipal and to the applicable provisions of the State of Illinois Transfer Act. This deed is exempt under Illinois Compiled Statutes, Chapter 35 ILCS, Paragraph 200/31-45 under paragraph (e) for deeds or trust documents where the actual consideration is less than \$100.

Date 12/21/18

[Signature]  
Authorized Representative

REAL ESTATE TRANSFER TAX		28-Dec-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

17-15-107-078-1480 | 20181201666602 | 0-182-368-928

[Signature]

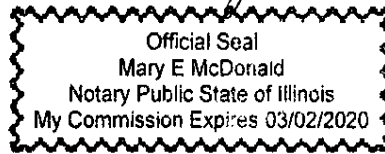
MARY  
AL-DEED I

STATE OF ILLINOIS COUNTY OF Cook ss.**UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mont R. Wickham, Sole Member of Ridge Realty, LLC, and personally known to me 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 free and voluntary act and the free and voluntary act of said company for the uses and purposes therein set forth,

Given under my hand and official seal, this 21st day of December, 2018

Mary E McDonald (Notary Public)




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**Prepared By:** Frank W. Jaffe  
 Jaffe & Berlin, LLC  
 111 W. Washington St.  
 Suite 900  
 Chicago, Illinois 60602

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**Mail To:**  
 Frank W. Jaffe  
 Jaffe & Berlin, LLC  
 111 W. Washington St.  
 Suite 900  
 Chicago, Illinois 60602

**Name & Address of Taxpayer:**  
 Millennium Mile, LLC  
 Mont R. Wickham  
 301 Ridge Ave.  
 Clarendon Hills, IL 60514

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/21/18

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Mont R. Wickham  
THIS 21st DAY OF December  
2018.



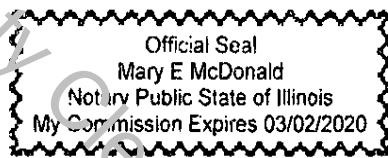
NOTARY PUBLIC Mary E McDonald

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/21/18

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Mont R. Wickham  
THIS 21st DAY OF December  
2018.



NOTARY PUBLIC Mary E McDonald

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offence and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 2800, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S21-V AND IMAGINATION ROOM 13B, LIMITED COMMON ELEMENT(S) AND PARKING SPACE UNITS P1-29, P1-30 AND P5-20A, IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE;

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10 FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DEGREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITTING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

#### PARCEL 3:

PERPETUAL EASEMENT BENEFITTING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

#### PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 073510377, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2008 AS DOCUMENT NUMBER 0804531073 OVER THE LAND DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.