



Doc# 1903649286 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/05/2019 01:05 PM PG: 1 OF 6

QUIT CLAIM DEED

112
6886264

THIS INDENTURE, made this 28th day of December 2018, between WYDOE DEVELOPMENT LLC, an Illinois limited liability company, 700 North Green Street, Suite 504, Chicago, Illinois 60642, party of the first part, and the 828 South Wabash L.L.C., an Illinois limited liability company, party of the second part, WITNESSETH, that the part of the first part, WYDOE DEVELOPMENT LLC, an Illinois limited liability company, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his, heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Exhibit "A" attached hereto for LEGAL DESCRIPTION

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 party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Subject to the matters set forth on Exhibits "B" and "C" hereto.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, [his, her, their] heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth on Exhibit "B" attached hereto.

Permanent Real Estate Index Number(s): MP1 17-15-304-052-1432 MP2 17-15-304-052-1433

MP3 17-15-304-052-1434 MP4 17-15-304-052-1435

MP5 17-15-304-052-1436

Address(es) of Real Estate: 41 East 8th Street Garage, Chicago, Illinois 60605

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its, the day and year first above written.

WYDOE DEVELOPMENT L.L.C., an Illinois limited liability company

By: Wayne Chuteau
Its: MR

Freedom Title Corporation
2220 Hicks Road
Suite 206
Rolling Meadows, IL 60008

JA

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STATE OF ILLINOIS)
)ss.
 COUNTY OF COOK)

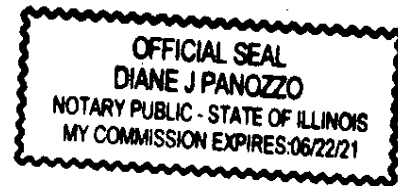
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WAYNE CHERTOW personally known to me to be the Manager of WYDOE DEVELOPMENT LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28 day of DECEMBER, 2018:

Diane J Panozzo



 Notary Public

REAL ESTATE TRANSFER TAX		01-Feb-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *



17-15-304-052-1432 | 20190101687859 | 0-781-732-256

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

REAL ESTATE TRANSFER TAX		01-Feb-2019
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-15-304-052-1432 | 20190101687859 | 0-417-010-080

SEND SUBSEQUENT TAX BILLS TO:

828 South Wabash L.L.C.

 (Name)
700 North Green Street, ste 504

 (Address)
Chicago, Illinois 60642

 (City, State and Zip)

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LEGAL DESCRIPTION - EXHIBIT "A"

PARCEL 1: CONDOMINIUM MOTORCYCLE PARKING UNITS MP1, MP2, MP3, MP4, MP5 IN THE BURNHAM PARK PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN SUBSECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00144975 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF N/A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00144975.

PARCEL 3: A NON-EXCLUSIVE RIGHT TO PARK ONE VEHICLE IN A PARKING SPACE AS GRANTED IN DEED FROM WYDOE DEVELOPMENT L.L.C. AND AS SET FORTH IN PARKING EASEMENT RECORDED AS DOCUMENT NUMBER 00144353 ON LAND MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

PARCEL 4: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS GRANTED AND SET FORTH IN THE BURNHAM PARK PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00144974.

DEEDED PARKING UNITS ARE LOCATED IN THE 41 EAST 9TH STREET GARAGE

Chicago IL 60605
PERMANENT IDENTIFICATION NUMBERS:

MP1	17 15 304 052 1432	MP2	17 15 304 052 1433
MP3	17 15 304 052 1434	MP4	17 15 304 052 1435
MP5	17 15 304 052 1436		

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EXHIBIT "B"

- (a) Real estate taxes and taxes for subsequent years; not yet due and payable;
- (b) the Illinois Condominium Property Act ;
- (c) The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws, the Declaration of Covenants, Conditions, Restrictions and Easements and other Project Documents including all amendments and exhibits thereto;
- (d) Public and utility easements,
- (e) Covenants, conditions and restrictions of record;
- (f) Applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (g) Matters over which the Title Insurer is willing to insure;
- (h) Acts done or suffered by the Purchaser

Property Of Cook County Clerk's Office

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SCHEDULE "C"

THE DEED TO THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING LANGUAGE:

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED THEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN."

THIS DEED IS SUBJECT TO ALL RIGHTS AND EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

THE DEED TO THE SUBJECT PROPERTY MUST CONTAIN THE FOLLOWING LANGUAGE:

"SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED FEBRUARY 28, 2000, AS DOCUMENT NO. 00144974, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT FOR THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND"

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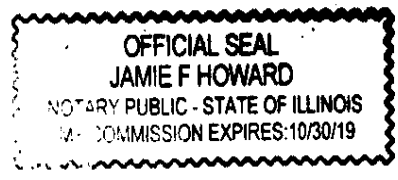
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 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: as of this 28 day of December 2018 [Signature]
Signature

Subscribed to and sworn before me this 28 day of December 2018

[Signature]
Notary Public

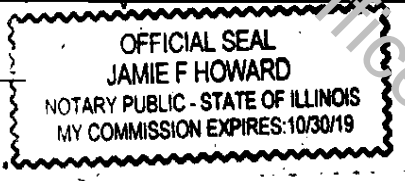


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: as of 28 day of December 2018 [Signature]
Signature

Subscribed to and sworn before me this 28 day of December 2018

[Signature]
Notary Public



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 OFFENSE 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.)