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Chicago Title Insurance Company

WARRANTY DEED (LLC to Individual)

Doc#: 1921106082 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/30/2019 12:24 PM Pg: 1 of 3

Dec ID 20190701636726
ST/CO Stamp 0-233-442-400 ST Tax \$315.00 CO Tax \$157.50
City Stamp 0-386-135-136 City Tax: \$3,307.50

Chicago Title - lnd
19ST63147NB

THIS INDENTURE made this 24th day of July, 2019 between KINZIE/LASALLE STREET PROPERTIES, LLC, a Delaware Limited Liability Company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and MARY SUE MORSCH, party of the second part,

(GRANTEE'S ADDRESS): 400 N. LaSalle #3409 Chgo IL 60654

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Limited Liability Company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED


SUBJECT TO: Covenants, conditions, and restrictions of record; easements of record; Declaration of Condominium and any amendments thereto; real estate taxes for 2019;

Permanent Real Estate Index Number(s): 17-09-259-022-1314;
Address of Real Estate: 400 N. LaSalle Dr., #3409, Chicago, IL 60654

Together with all the singular and 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 said party of the first part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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 FOREVER DEFEND**. In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

KINZIE/LASALLE STREET PROPERTIES, LLC

By: 
Speedwagon Property Management, LLC, its Manager
Jason Schiffman, Manager

LS

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EXHIBIT A

Order No.: 19ST03147NB

For APN/Parcel ID(s): 17-09-259-022-1314

Parcel 1:

Unit 3409 in the 400 N. LaSalle Condominium, together with the exclusive right to use storage space S-93, limited common elements, as delineated on a survey of the following described real estate:

Lots 1 to 8, inclusive, together with the private court South of and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lots 1 (except that part taken for LaSalle street) and Lots 2, 3, 4, 5 and 6 (except the East 20 Feet of Lot 6) and that Part of the East-West 18.00 Foot public alley lying North of Lots 1, 2 and 3 (except the East 20 Feet of Lot 1 taken for Widening LaSalle Street) and lying South of Lots 4, 5 and 6 (except the East 20 Feet of Lot 6 taken for Widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying East of a line described as follows: beginning on the South line of said Lot B, a distance of 175.12 Feet East of the Southwest corner of Lot 5; thence North, perpendicular to said South line, 121.80 Feet; thence West, perpendicular to the last described course, 1.46 Feet; thence North, perpendicular to the last described course, 9.70 Feet; thence West, perpendicular to the last described course, 1.00 Foot; thence North, perpendicular to the last described course, 20.00 Feet; thence East, perpendicular to the last described course, 1.00 Foot; thence North, perpendicular to the last described course, 2.00 Feet; thence West, perpendicular to the last described course, 1.00 Foot; thence North, perpendicular to the last described course, 20.00 Feet; thence East, perpendicular to the last described course, 1.00 Foot; thence North, perpendicular to the last described course, 2.00 Feet; thence West, perpendicular to the last described course, 1.00 Foot; thence North, perpendicular to the last described course 20.00 Feet; thence East, perpendicular to the last described course, 1.00 Foot; thence North, perpendicular to the last described course, 16.42 Feet; thence East, perpendicular to the last described course, 1.46 Feet; thence North, perpendicular to the last described course, 8.53 Feet to a point on the North line of said Lot 8, a distance of 174.57 Feet East of the Northwest corner of said Lot 1, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0528710194; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 as created by Declaration Reciprocal Easements and Parking and Development rights, dated November 11, 2001 and recorded March 22, 2002 as Document Number 20331215, as amended by first amendment to Declaration of Reciprocal Easements and Parking and Development Rights, dated April 21, 2005 and recorded April 22, 2005 as document number 0511244023 over, upon and across the land described as follows:

Lots 1 to 8, inclusive, together with the private court South of and adjoining said Lot 2, East of and adjoining said Lots 3 and 4, North of and adjoining said Lots 6 and 7 and West of and adjoining said Lot 8 in the Assessor's Division of Block 9 in Newberry's Addition to Chicago, together with Lots 1 (except that part taken for LaSalle Street) and Lots 2, 3, 4, 5 and 6 (except the East 20 Feet of Lot 6) and that part of the East-West 18.00 foot public alley lying North of Lots 1, 2 and 3 (except the East 20 Feet of Lot 1 taken for widening LaSalle Street) and lying South of Lots 4, 5 and 6 (except the East 20 Feet of

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EXHIBIT A

(continued)

Lot 6 taken for widening LaSalle Street) in Block 4 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all taken as a tract, lying West of and adjoining Parcel 1, in Cook County, Illinois.

Property of Cook County Clerk's Office