



# UNOFFICIAL COPY

**Near North National Title**  
222 N LaSalle  
Chicago, IL 60601



\*1922713102\*

Doc# 1922713102 Fee \$88.00

Prepared By and Return To:

DLA Piper LLP (US)  
444 W. Lake Street, Suite 900  
Chicago, Illinois 60606  
Attention: Leena Chopra, Esq.

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2019 12:36 PM PG: 1 OF 12

## CORRECTIVE RECORDING AFFIDAVIT

The undersigned ("Affiant"), does hereby swear or affirm that a certain Special Warranty Deed was recorded as Document No. 1902819163 (the "Deed") on January 28, 2019 by the Cook County Recorder of Deeds, in the State of Illinois, and contained an error in the legal description.

The legal description attached as Exhibit A in the Deed is hereby replaced with the following:

### Exhibit A

### LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISED OF PARTS OF LOTS 8, 9, 10 AND 21 IN LAKESHORE EAST SUBDIVISION BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS, SAID PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 8 WHICH IS 49.86 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 8 AND 9 (SAID EASTERLY LINE BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE), 139.90 FEET TO A POINT OF NON TANGENT CURVE IN SAID EASTERLY LINE OF LOT 9; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 5,719.58 FEET, AN ARC DISTANCE OF 71.34 FEET TO THE END POINT OF SAID CURVED LINE; THENCE CONTINUING SOUTHWESTERLY ALONG SAID EASTERLY LINE OF LOT 9 (AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTH LAKESHORE DRIVE), 104.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 195.89 FEET TO AN INTERSECTION WITH A LINE WHICH IS

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16.85 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 10; THENCE NORTHERLY ALONG SAID PARALLEL LINE, 330.89 FEET TO AN INTERSECTION WITH A LINE WHICH IS 65.89 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF LOT 8 AND THE WESTERLY PROLONGATION THEREOF; THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 41.53 FEET; THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 16.03 FEET TO AN INTERSECTION WITH SAID LINE BEING 49.86 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 8; THENCE EASTERLY ALONG THE LAST DESCRIBED COURSE, 168.16 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THE SOUTH 45.00 FEET THEREOF LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.00 FEET ABOVE CHICAGO CITY DATUM, SAID 45.00 FEET WIDE STRIP HAVING BEEN DEDICATED AS A PUBLIC ALLEY PURSUANT TO SAID PLAT OF LAKESHORE EAST SUBDIVISION.

AREA= 65,510 SQUARE FEET (1.5039 ACRES), MORE OR LESS

Commonly known as:

211 North Harbor Drive  
Chicago, Illinois 60601

PINs: Part of 17-10-400-021-0000; 17-10-400-022-0000; 17-10-400-023-0000;  
17-10-400-028-0000

Affiant further swears or affirms that this Corrective Recording Affidavit (i) is being submitted to correct the legal description; (ii) includes a certified copy of the original Deed; and (iii) is approved and agreed to by the original Grantor and Grantee, as evidenced by their notarized signatures attached hereto.

[signature pages follow]

# UNOFFICIAL COPY

Dated this 6 day of August, 2019

**GRANTOR:**

**LAKESHORE EAST LLC**, an Illinois limited liability company

By: \_\_\_\_\_  
Name: David Carins  
Its: Authorized Signatory

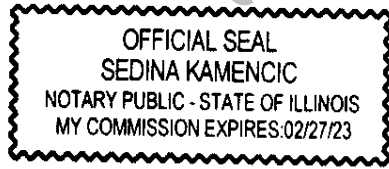
State of Illinois )  
  ) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Carins, personally known to me to be the authorized signatory of **LAKESHORE EAST 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 authorized signatory, he signed and delivered the said instrument, pursuant to authority of said authorized signatory, 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 7<sup>th</sup> day of August, 2019.

Commission expires  
2/27/2023

Sedina Kamencic  
NOTARY PUBLIC



# UNOFFICIAL COPY

Dated this 6th day of August, 2019

**GRANTEE:**

**211 NORTH HARBOR DRIVE OWNER LLC,**  
a Delaware limited liability company

By: [Signature]  
Name: THOMAS O. WEEKS  
Its: Authorized Signatory

Property of COOK COUNTY Clerk's Office

State of Illinois )  
  ) ss  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Weeks, personally known to me to be the Authorized Signatory of **211 NORTH HARBOR DRIVE OWNER LLC**, a Delaware 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 Authorized Signatory, he signed and delivered the said instrument, pursuant to authority of said Authorized Signatory 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.

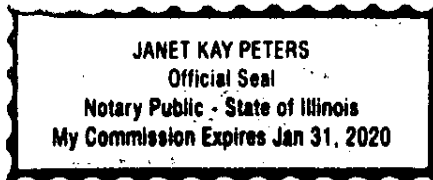
Given under my hand and official seal, this 6th day of August, 2019.

Commission expires

Jan. 31, 2020

[Signature]

NOTARY PUBLIC



# UNOFFICIAL COPY

Dated this 6 day of AUGUST, 2019

**AFFIANT:**

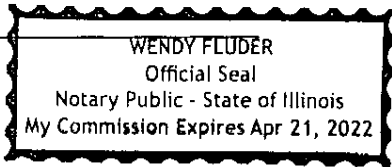
  
Leena Chopra


State of Illinois        )  
                                  ) ss  
County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Leena Chopra** 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 she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of AUGUST, 2019.

Commission expires



  
\_\_\_\_\_  
NOTARY PUBLIC

# UNOFFICIAL COPY

**CERTIFIED COPY OF  
SPECIAL WARRANTYDEED  
DOCUMENT NO. 1902319163**

**See Attached**

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**This document prepared by:**  
Kimberly J. Sharon  
Joel M. Carlins and Associates, Ltd.  
225 North Columbus Drive, Suite 100  
Chicago, Illinois 60601



Doc# 1902819163 Fee \$46.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/28/2019 11:43 AM PG: 1 OF 5

**when Recorded Mail to:**  
211 North Harbor Drive Owner LLC  
c/o Lendlease Development, Inc.  
30 South Wacker Drive, 24<sup>th</sup> Floor  
Chicago, Illinois 60606  
Attention: Thomas Weeks

NO 11011297 1 of 2

## SPECIAL WARRANTY DEED

WITNESSETH, that **LAKESHORE EAST LLC**, an Illinois limited liability company, Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, ALIEN, GRANT, SELL, BARGAIN, AND CONVEY to **211 NORTH HARBOR DRIVE OWNER LLC**, a Delaware limited liability company ("Grantee") having its principal office at the following address: 30 South Wacker Drive, 24<sup>th</sup> Floor, Chicago, Illinois 60606, the following described real estate situated in the County of Cook and State of Illinois, together with all improvements and fixtures located thereon and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights of way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property"), to wit:

See Exhibit A attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions set forth on Exhibit B attached hereto, unto Grantee, its legal representatives, successors and assigns.

SUBJECT TO the covenants, conditions and restrictions of record as described in Exhibit "B" attached hereto and incorporated herein by this reference (provided however, such reference shall not serve to re-impose any matters set forth on Exhibit B), Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that other than as provided herein, it has not done or suffered to be done, anything whereby the said Real Property hereby granted are, or may be, in any manner encumbered or charged and that Grantor, its successors and assigns, WILL WARRANT AND DEFEND Grantee, its successors and assigns, and the said Real Property, from and against all persons claiming by, through or under Grantor.

Permanent Index Number(s): 17-10-400-021-0000, 17-10-400-022-0000, 17-10-400-023-0000, 17-10-400-028-0000, PINS affect the Real Property and other land.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents 24 day of January, 2019.

LAKESHORE EAST LLC, an Illinois limited liability company

By: [Signature]  
Name: David Carlins  
Its: Authorized Signatory

State of IL )  
County of Cook ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Carlins, personally known to me to be the Authorized Signatory of Lakeshore East 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 persona and acknowledged that as such Authorized Signatory, he signed and delivered the said instrument, pursuant to authority of said Authorized Signatory, 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.

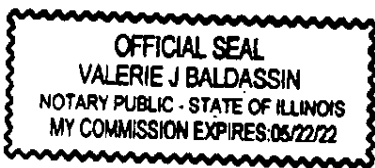
Given under my hand and official seal this 24 day of January, 2019.

Commission expires

5-22-22

[Signature]

NOTARY PUBLIC



REAL ESTATE TRANSFER TAX

23-Jan-2019



COUNTY: 37,658.50  
ILLINOIS: 35,317.00  
TOTAL: 97,975.50

17-10-400-022-0000 | 20190101684184 | 1-925-140-896

REAL ESTATE TRANSFER TAX

24-Jan-2019



CHICAGO: 489,877.50  
CTA: 195,951.00  
TOTAL: 685,828.50 \*

17-10-400-022-0000 | 20190101684184 | 0-312-861-088

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



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## Exhibit A

### LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISED OF PARTS OF LOTS 8, 9, 10 AND 21 IN LAKESHORE EAST SUBDIVISION BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS, SAID PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 8 WHICH IS 50.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 8 AND 9 (SAID EASTERLY LINE BEING ALSO THE WESTERLY LINE OF NORTH LAKESHORE DRIVE), 110.04 FEET TO A POINT OF NON TANGENT CURVE IN SAID EASTERLY LINE OF LOT 9; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT AND HAVING A RADIUS OF 5,719.58 FEET, AN ARC DISTANCE OF 71.34 FEET TO THE END POINT OF SAID CURVED LINE; THENCE CONTINUING SOUTHWESTERLY ALONG SAID EASTERLY LINE OF LOT 9 (AND THE WESTERLY LINE OF NORTH LAKESHORE DRIVE), 104.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 195.90 FEET TO AN INTERSECTION WITH A LINE WHICH IS 16.85 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 10; THENCE NORTHERLY ALONG SAID PARALLEL LINE, 331.03 FEET TO AN INTERSECTION WITH A LINE WHICH IS 66.03 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF LOT 8 AND THE WESTERLY PROLONGATION THEREOF; THENCE EASTERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 41.53 FEET; THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, 16.03 FEET TO AN INTERSECTION WITH SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 8; THENCE EASTERLY ALONG THE LAST DESCRIBED COURSE, 168.16 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THE SOUTH 45.00 FEET THEREOF LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.00 FEET ABOVE CHICAGO CITY DATUM, SAID 45.00 FEET WIDE STRIP HAVING BEEN DEDICATED AS A PUBLIC ALLEY PURSUANT TO SAID PLAT OF LAKESHORE EAST SUBDIVISION.

AREA= 65,540 SQUARE FEET (1.5046 ACRES),MORE OR LESS

Commonly known as:

211 North Harbor Drive, Chicago, Illinois 60601

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## Exhibit B

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2018 and subsequent years.
2. Special Assessment for the City of Chicago under warrant number 62456 for the year 2018, 2019 and subsequent years for the installation of sanitary sewers, water mains, storm sewers, public park improvements and the right-of-way improvements for Lake Shore East Development, payable in semi-annual installments from years 2003 to 2032
3. The land lies within the boundaries of special service area number 12 as disclosed by substitute ordinance recorded February 19, 1991 as document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
4. Terms, conditions, covenants and restrictions appurtenant to the air right property granted in the Deed dated May 1, 1962 and recorded May 7, 1962 as document number 18467558 from Illinois Central Railroad Company (ICRR), a Corporation of Illinois, to American National Bank and Trust Company, as Trustee under Trust Agreement dated April 9, 1963 and known as Trust No. 17460.
5. Perpetual easement for underground utilities and underground public service utility facilities in favor of the City of Chicago, and those entities authorized by the City of Chicago, and the terms and provisions thereof, all as more particularly described on and as created by the plat of Lakeshore East Subdivision recorded March 4, 2003 as document 0030301045.
6. Terms, provisions, covenants, conditions, restrictions and easements contained and defined in Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East made by and among Lakeshore East LLC, Lakeshore East Parcel P LLC and ASH Lakeshore East LLC, dated as of June 26, 2002 and recorded July 2, 2002 as document number 0020722020, including, but not limited to, the following: Easements for construction, street, utilities, pedestrian and vehicular access improvements, maintenance, and parks; and covenants, conditions and restrictions relating to zoning compliance, use, subdivision, dedications and vacation, establishment of a design review committee, administration of common elements, establishment of an association, common expenses, assessments and liens:  
  
First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East executed by Lakeshore East LLC dated as of March 3, 2003 and recorded March 7, 2003 as document 0030322531.  
  
Second Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Lakeshore East executed by Lakeshore East LLC dated as of November 12, 2004 and recorded November 19, 2004 as document 0432427091, and re-recorded January 19, 2005 as document number 0501919098.  
  
Third Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Lakeshore East executed by Lakeshore East LLC dated as of February 24, 2005 and recorded February 25, 2005 as document number 0505632009.  
  
Fourth Amendment to Declaration of Covenants, Restrictions, and Easements for Lakeshore East executed by Lakeshore East LLC dated as of February 24, 2005 and recorded February 25, 2005 as document 0505632012.

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Fifth Amendment to Declaration of Covenants, Restrictions, and Easements for Lakeshore East executed by Lakeshore East LLC dated as of October 27, 2006 and recorded November 9, 2006 as document 0631333004 and also re-recorded on February 9, 2007 as document 0704044062.

Sixth Amendment to Declaration of Covenants, Restrictions, and Easements for Lakeshore East executed by Lakeshore East LLC dated as of December 20, 2007 and recorded December 21, 2007 as document 0735531065 and re-recorded April 8, 2008 as document 0809910104.

Seventh Amendment to Declaration of Covenants, Restrictions, and Easements for Lakeshore East executed by Lakeshore East LLC dated as of November 13, 2008 and recorded November 14, 2008 as document 0831910021.

Eighth Amendment to Declaration of Covenants, Restrictions, and Easements for Lakeshore East executed by Lakeshore East LLC dated as of November 13, 2008 and recorded November 14, 2008 as document 0831910035.

Amendment To Eighth Amendment To Declaration Of Covenants, Restrictions, And Easements For Lakeshore East executed by Lakeshore East LLC dated as of February 10, 2011 and recorded February 15, 2011 as document 1104616038.

Ninth Amendment to Declaration of Covenants, Restrictions, and Easements for Lakeshore East executed by Lakeshore East LLC dated as of January 10, 2011 and recorded March 17, 2011 as document 1107644102.

Tenth Amendment To Declaration Of Covenants, Restrictions, And Easements For Lakeshore East executed by Lakeshore East LLC dated as of April 18, 2013 and recorded April 23, 2013 as document 1311318049.

The Eleventh Amendment To Declaration Of Covenants, Restrictions, And Easements For Lakeshore East executed by Lakeshore East LLC dated as of January 16, 2014 and recorded January 16, 2014 as document number 1401644060.

The Twelfth Amendment To Declaration Of Covenants, Restrictions, And Easements For Lakeshore East executed by Lakeshore East LLC dated as of April 28, 2016 and recorded April 28, 2016 as document number 1611929091.

Amended and Restated Twelfth Amendment To Declaration Of Covenants, Restrictions, And Easements For Lakeshore East executed by Lakeshore East LLC dated as of April 30, 2017 and recorded July 16, 2018 as document number 1819744029.

Separate Agreements Relating to particular lots in Lakeshore East recorded as documents 0505632014.

Notice of Satisfaction of Conditions relating to Fifth Amendment recorded May 22, 2007 as document number 0714222037.

7. Restrictions affecting lots above Field Boulevard and public alley as more particularly described on as created by the Plat of Lakeshore East Subdivision.  
(Affects lots 9, 10 and other property)

8. Rights of Adjoining Owners to the concurrent use of the easements.

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COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 1902819163

JUN 26 19

*[Signature]*  
RECORDER OF DEEDS  
COOK COUNTY  
Office DT by JH