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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/23/2019 12:15 PM PG: 1 OF 4

WARRANTY DEED
Statutory (ILLINOIS)

Property of Cook County Recorder's Office

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), **Zhimin Huang and Susan Li**, married to each other, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, **1250 N LaSalle Property LLC**, a Delaware limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT "A"**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises against all persons lawfully claiming, or to claim the same, subject only to those encumbrances, restrictions, conditions, easements and covenants set forth on **EXHIBIT "B"** attached hereto (collectively, the "Permitted Encumbrances").

PIN(S): 17-04-221-063-1106; 17-04-221-063-1275

Address of Real Estate: 1250 N. LaSalle Street, Unit 1108 and P-220A, Chicago, IL 60610

GRANTOR(S) hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This instrument was prepared by:
Jeff Richman, Esq.
Richman, Goldberg & Gorham LLC
55 E. Monroe Street
Suite 3900
Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX	20-Aug-2019
CHICAGO:	2,242.50
CTA:	897.00
TOTAL:	3,139.50 *



17-04-221-063-1106 | 20190801652633 | 0-710-861-408

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

REAL ESTATE TRANSFER TAX	20-Aug-2019
COUNTY:	149.50
ILLINOIS:	299.00
TOTAL:	448.50



17-04-221-063-1106 | 20190801652633 | 1-784-603-232

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Record and Mail to:
 Barry R. Katz, Esq.
 Saul Ewing Arnstein & Lehr LLP
 161 North Clark
 Suite 4200
 Chicago, IL 60601

Send Subsequent Tax Bills to:

1250 N LaSalle Property LLC
610 Macquarie Pk Inc
125 W. 55th Street, 23rd Floor
New York, New York 10019

IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to this
 Warranty Deed to be effective this 16 day of Aug, 2019.


 Zhimin Huang


 Susan Li

State of New York)
) ss
 County of Nassau)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Zhimin Huang** and **Susan Li**, personally known to me to be the same person(s) whose name(s) are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of May, 2019.



ELLEN ROLLER
 Notary Public, State of New York
 No. 01R06204028
 Qualified in Nassau County
 Commission Expires 04/13/2021

Notary Public

My commission expires: 4/13/21

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Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1108 AND UNIT P-220A IN THE 1250 NORTH LASALLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF LOTS 1 TO 5 INCLUSIVE, IN DICKINSON, MULLER AND MCKINLAY'S SUBDIVISION OF SUB-LOT 21 IN THE RESUBDIVISION OF LOT 43 (EXCEPT THE NORTH 120 FEET, THEREOF) AND OF SUB-LOTS 1 TO 21 INCLUSIVE IN REEVE'S SUBDIVISION OF LOTS 44, 47, 48, 57 AND 58 INCLUSIVE IN BRONSON'S ADDITION TO CHICAGO, AND OF THE EAST 101 FEET, OF LOTS 59 AND 60 IN SAID BRONSON'S ADDITION (EXCEPT, HOWEVER, THAT PART OF SAID PREMISES LYING BETWEEN THE WEST LINE OF LASALLE STREET, AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET) IN COOK COUNTY, ILLINOIS.

ALSO

PART OF LOTS 15, 16, 17, 18, 19 AND 20 INCLUSIVE, IN THE RESUBDIVISION OF LOT 43 (EXCEPT THE NORTH 120 FEET THEREOF) AND OF SUB-LOTS 1 TO 21 BOTH INCLUSIVE IN REEVE'S SUBDIVISION OF LOTS 44, 47, 48, 57 AND 58 IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT HOWEVER, FROM SAID PREMISES THAT PART THEREOF LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET, CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED NOVEMBER 19, 1931 AND RECORDED DECEMBER 22, 1931 AS DOCUMENT NUMBER 11022266) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00745214, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR AIR RIGHTS AS DISCLOSED BY DECLARATION OF EASEMENTS AND RESTRICTIONS DATED SEPTEMBER 5, 2000 AND RECORDED SEPTEMBER 15, 2000 AS DOCUMENT NUMBER 00718025 AND FIRST AMENDMENT THERETO RECORDED NOVEMBER 29, 2000 AS DOCUMENT 00935984 MADE BY 1250 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND BRIXTON GROUP LTD., AN ILLINOIS CORPORATION

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS AS DISCLOSED BY AGREEMENT AND DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 23, 2003 AND RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326931151 MADE BY 1250 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND 1250 NORTH LASALLE CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

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Exhibit B

PERMITTED ENCUMBRANCES

1. General real estate taxes for 2018 final installment and all subsequent years.
2. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded September 25, 2000 as Document No. 00745214, as amended from time to time; and (B) limitations and conditions imposed by the Condominium Property Act.
3. (A) Terms, provisions, and conditions relating to the easement described as parcel 2 contained in the instrument creating said easement; and (B) rights of the adjoining owner or owners to the concurrent use of said easement.

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR AIR RIGHTS AS DISCLOSED BY DECLARATION OF EASEMENTS AND RESTRICTIONS DATED SEPTEMBER 5, 2000 AND RECORDED SEPTEMBER 15, 2000 AS DOCUMENT NUMBER 00718025 AND FIRST AMENDMENT THERETO RECORDED NOVEMBER 29, 2000 AS DOCUMENT 00935984 MADE BY 1250 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND BRIXTON GROUP LTD., AN ILLINOIS CORPORATION

4. (A) Terms, provisions, and conditions relating to the easement described as parcel 3 contained in the instrument creating said easement; and (B) rights of the adjoining owner or owners to the concurrent use of said easement.

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS AS DISCLOSED BY AGREEMENT AND DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 23, 2003 AND RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326931151 MADE BY 1250 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND 1250 NORTH LASALLE CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

5. Declaration of Easements and Restrictions dated September 5, 2000, and recorded September 15, 2000 as document number 00718025, and first amendment thereto recorded November 29, 2000 as document 00935984 and as amended from time to time made by 1250 LLC, an Illinois Limited Liability Company and the terms, provisions and conditions as contained therein.
6. Agreement Declaration of Easements, Reservations, Covenants and Restrictions dated September 23, 2003 and recorded September 26, 2003 as document number 0326931151, made by and among 1250 LLC, an Illinois Limited Liability Company (retail owner) and 1250 North LaSalle Condominium Association, an Illinois not-for-profit corporation (Condominium Owner) and the terms, provisions and conditions as contained therein.
7. Rights of tenants, as tenants only, in possession under unrecorded lease agreements.
8. Terms and provisions contained in Laundry Maintenance & Operation Agreement recorded as Document 00872759 made by 1250 LLC, Seller, and Laundryland Route, Inc., Purchaser, relating to rights and obligations of Purchaser with respect to operation of laundry facility, and right of 1250 LaSalle Condominium Association to purchase the unit in the event Purchaser does not perform its obligations under said Agreement.