

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)



\*1923506205D\*

Doc# 1923506205 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/23/2019 02:38 PM PG: 1 OF 4

\_\_\_\_\_  
ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), **Alma A. Ludwig, a married person**, 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): 17-04-221-063-1070; 17-04-221-063-1324

Address of Real Estate: 1250 N. LaSalle Street, Unit 814 and P-319A, 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.

Chicago Title (L) 19050070LFE AD 10/1

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

S Y  
P 4  
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M     
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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  
 C/o Macquarie PF Inc.  
 125 West 55<sup>th</sup> Street, 23<sup>rd</sup> Floor  
 New York, NY 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 August, 2019.

*Alma A. Ludwig*  
 \_\_\_\_\_  
 Alma A. Ludwig

*Christopher Dean Hayes*  
 \_\_\_\_\_  
**Christopher Dean Hayes**, spouse of the Grantor, executes this Warranty Deed for the sole purpose of waiving all of his/her rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

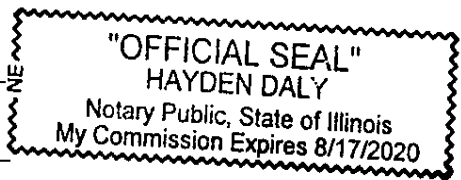
State of IL )  
 ) SS  
 County of COOK )

REAL ESTATE TRANSFER TAX		21-Aug-2019
	COUNTY:	210.75
	ILLINOIS:	421.50
TOTAL:		632.25
17-04-221-063-1070   20190701627959   1-625-248-352		

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Alma A. Ludwig** and **Christopher Dean Hayes**, 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 22 day of May, 2019.

*Hayden Daly*  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 8/17/20



REAL ESTATE TRANSFER TAX		21-Aug-2019
	CHICAGO:	3,161.25
CTA:		1,264.50
TOTAL:		4,425.75
17-04-221-063-1070   20190701627959   1-717-805-664		

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

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## Exhibit A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 814 AND UNIT P-319A 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 00935484 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. Adverse encroachment of concrete stoop located on the property east and adjoining over and onto the subject land as shown on the survey dated April 16, 2019 made by Certified Survey, Inc., Job No. 190171(Y).
9. Adverse encroachment of balconies of the buildings located on the property east and adjoining over and onto the subject land as shown on the survey dated April 16, 2019 made by Certified Survey, Inc., Job No. 190171(Y).