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WARRANTY DEED Statutory (ILLINOIS)



Doc# 1923517058 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/23/2019 11:33 AM PG: 1 OF 4

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), Angela Spiccia Slykas, formerly known as Angel H. Spiccia, 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 has ility company, the following described Real Estate situated in the County of Cook in the State of Phinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

And the Grantor, for itself, and its successors, do is 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 croumbered 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"** are the dhereto (collectively, the "Permitted Encumbrances").

PIN(S): 17-04-221-063-1084; 17-04-221-063-1291

Address of Real Estate: 1250 N. LaSalle Street, Unit 914 and P-236, Chicago, IL 60610

THIS IS NOT HOMESTEAD PROPERTY

Chicago Title (4) 19050083LFE +1) 1st

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

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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 55th Street, 23rd Floor New York, NY 10019

IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to thi Warranty Deed to be effective this 10 day of, 2019.
Angela Spiccia Slykas, f/k/a Angel H. Spiccia
State of IL)
County of COOK) ss
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Angela Spiccia Slykas, f/k/a Angel H. Spiccia, 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.

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	USEED TAY	20-Aug-2019
REAL ESTATE TRAI	CHICAGO:	3,206.25
<u> Ao</u> a	CTA:	1,282.50
	TOTAL:	4,488.75

17-04-221-063-1084 | 20190701628441 | 1-158-697-568 * Total does not include any applicable penalty or interest due.

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Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 914 AND UNIT P-236 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 LY'ING 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, ILLINGIS.

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, 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 COUNT (11 LINOIS.

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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PERMITTED ENCUMBRANCES

- 1. General real estate taxes for 2018 final installment and all subsequent years.
- (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.
- (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.
 - EASCMENT 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 cleating said easement; and (B) rights of the adjoining owner or owners to the concurrent use of said easement.
 - EASEMENT FOR THE BENEFIT CF 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 DATE!) SEPTEMBER 23, 2003 AND RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 03/6931151 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 v326931151, 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.
- 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).