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WARRANTY DEED Statutory (ILLINOIS)

Doc#. 1929546055 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 10/22/2019 10:11 AM Pg: 1 of 4

Dec ID 20190801662275

ST/CO Stamp 0-451-362-400 ST Tax \$279.00 CO Tax \$139.50

City Stamp 0-719-797-856 City Tax: \$2,929.50

190501801FC 12l

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), Pavel S. Druciak, a divorced person not since remarried, 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 DEFELL 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): 17-04-221-063-1183

Address of Real Estate: 1250 N. LaSalle Street, Unit 1701, 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

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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 the Warranty Deed to be effective this day of 00000000000000000000000000000000000	าis
Sul Soll	
Pawel S. Druciak	
State of Minnis)	
County of Cook) ss	
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify the Pawel S. Druciak, personally known to me to be the same person(s) whose name(s) are subscribted in the foregoing instrument, appeared before me this day in person and acknowledged that the signed and delivered the said instrument as their free and coluntary act for the uses and purpose therein set forth. Given under my hand and official seal this	ed ey
Notary Public My commission expires: 9/16/21 My Commission Expires 09/16/21	

REAL ESTATE	TRANSFER T	AX	18-Oct-201
	A COLOR	COUNTY:	139.5
	(502)	ILLINOIS:	279.0
		TOTAL:	418.5
17-04-221	-063-1183	20190801662275)-449-846-88t

REAL ESTATE TRA	18-Oct-2019	
	CHICAGO:	2,092.50
<i>E</i> 26	CTA:	837.00
	TOTAL:	2,929.50
17-04-221-063-11	83 20190801662275	0-445-390-432

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Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1701 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'NG 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, ILLINO'S

ALSO

PART OF LOTS 15, 16, 17, 16, 19 AND 20 INCLUSIVE, IN THE RESUBDIVISION OF LOT 43 (EXCEPT THE NORTH 120 FEE? 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, PANGE 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 COUNT, J'LLINOIS.

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 00935184 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.
 - 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
- (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 COFFORATION
- 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.
- 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).
- 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).