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21095160150

Document Prepared By:

Monica Shamass, Esq.
Liston & Tsantilis, P.C.
33 N. LaSalle Street, 28th Floor
Chicago, Illinois 60602

Doc# 2109516015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/05/2021 10:34 AM PG: 1 OF 6

After Recording Return To:

Ambassador Properties One LLC
2425 W. 14th Street, Unit B
Chicago, IL 60608

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

21003194LP UND
1 area

THIS INDENTURE WITNESSETH, that 2425 Office Condominium, LLC, an Illinois limited liability company ("Grantor"), having an address of 1651 W. Ogden Avenue, Chicago, IL 60612, by these presents does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **Ambassador Properties One LLC**, an Illinois limited liability company, ("Grantee"), having an address of 2425 W. 14th Street, Unit B Chicago, IL 60608, for and in consideration of TEN and No/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, all interest in the Real Estate situated in the County of Cook, in the State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof (the "Property"), subject, however, to the certain permitted title exceptions described on Exhibit B attached hereto and by this reference made a part hereof (the "Permitted Exceptions").

Together with all and singular the hereditaments and appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the above described Property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Property as above described, with the appurtenances, unto Grantee, its heirs, successors and assigns forever.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise, subject to the Permitted Exceptions.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. The tenant of Unit B has waived or failed to exercise the right of first refusal.

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INT JP

Common Address of Real Estate: 2425 W. 14th Street, Unit B, Chicago, IL 60608.

Permanent Index Number: 16-24-220-033-1002

REAL ESTATE TRANSFER TAX		17-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

16-24-220-033-1002 | 20210201640299 | 1-985-235-984

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

REAL ESTATE TRANSFER TAX

17-Feb-2021



COUNTY:	160.00
ILLINOIS:	320.00
TOTAL:	480.00

16-24-220-033-1002

| 20210201640299 | 0-936-201-232

CTH

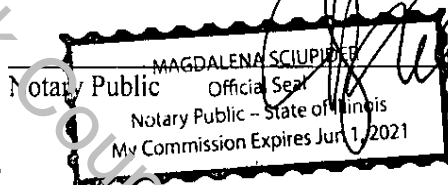
UNOFFICIAL COPYDated this 9 day of February, 20202425 Office Condominium, LLC,
an Illinois limited liability company

By: _____

Joseph E. Panfil, Member

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Joseph E. Panfil, Member of 2425 Office Condominium, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member, appeared before me this day in person and acknowledged that as such Member, he signed and delivered the said instrument pursuant to proper authority, 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 notarial seal, this 9th day of February, 2020.My commission expires: 6/1/21 [seal]

Please mail subsequent tax bills to:

Ambassador Properties One LLC
2425 W. 14th Street, Unit B
Chicago, IL 60608

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT B IN THE 2425 OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED ESTATE:

THOSE PARTS OF LOTS 11, 12 AND 13 IN ANNA PRICE'S RESUBDIVISION OF LOTS 20 TO 28, IN DESTABILES RESUBDIVISION OF PART OF LOT 9 AND THE NORTH PART OF LOT 1 IN OGDEN'S RESUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE OF CHICAGO AND ST. CHARLES AIR LINE RAILROAD, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF SAID LOT 11, WHICH IS 8/10TH OF A FOOT WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH IN A LINE, WHICH INTERSECTS THE SOUTH LINE OF SAID LOT 11 AT A POINT 1.5 FEET WEST OF THE SOUTHEAST CORNER OF LOT 11 FOR A DISTANCE OF 120.44 FEET; THENCE WEST FOR A DISTANCE OF 68.61 FEET TO A POINT IN A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 14 IN ANNA PRICE'S RESUBDIVISION AFORESAID; THENCE NORTH IN SAID PARALLEL LINE FOR A DISTANCE OF 120.76 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 13; THENCE EAST ON THE NORTH LINE OF SAID LOTS FOR A DISTANCE OF 69.20 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

AND ALSO,

THAT PART OF LOTS 11, 12, 13 AND 14 (TAKEN AS A TRACT), DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS, A DISTANCE OF 30.0 FEET; THENCE SOUTH ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 14 FOR A DISTANCE OF 120.76 FEET; THENCE EAST TO A POINT WHICH IS 0.69 OF A FOOT WEST OF THE EAST LINE OF SAID LOT 11 AND 120.44 FEET SOUTH OF THE NORTH LINE OF SAID LOT 11 (AS MEASURED PARALLEL WITH SAID EAST LINE); THENCE SOUTH TO A POINT ON THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 0.59 OF A FOOT WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING, ALL IN ANNA PRICE'S RESUBDIVISION OF LOTS 20 TO 28, INCLUSIVE IN DESTABILES RESUBDIVISION OF PART OF LOT 9 AND NORTH PART OF LOT 1 OF OGDEN'S FIRST SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE LINE OF THE CHICAGO ST. CHARLES AIR LINE RAILROAD, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2005 AS DOCUMENT 0529745091, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT OF THE USE OF PARKING SPACES P2 AND P5, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED OCTOBER 24, 2005 AS DOCUMENT 0529745091, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

(a) Applicable zoning, subdivision, building and other covenants, conditions, restrictions, land use laws and regulations; (b) all matters, whether or not of record, that arise out of the actions of Buyer or its agents, representatives or contractors; (c) the lien of real estate taxes and assessments not yet due and payable; (d) any installation, service, connection, usage or maintenance charge for sewer, water, electricity, telephone, cable or internet service, and any charges due under any reciprocal easement agreement, declarations of covenants, conditions, restrictions, common area agreement, shared maintenance agreement, or similar agreements which burden or benefit the Property; (e) recorded easements for the distribution of utility and municipal services; and (f) all other matters to which Buyer does not timely object to.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated February 17th, 2021 Signature: [Signature]
Grantor or Agent

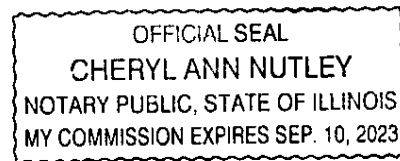
Subscribed and sworn to before me by the

said _____

this 17th day of Feb

2021
[Signature]

Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated February 17th, 2021 Signature: [Signature]
Grantee or Agent

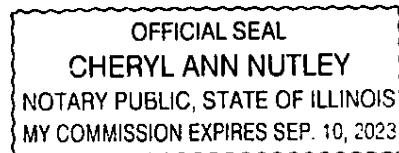
Subscribed and sworn to before me by the

said _____

this 17th day of Feb

2021
[Signature]

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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Property of Cook County Clerk's Office

EXEMPT FROM TAXATION UNDER THE PROVISIONS
OF PARAGRAPH SECTION 4 OF THE ILLINOIS REAL
ESTATE TRANSFER TAX ACT AND PARAGRAPH
SECTION 9 OF THE COOK COUNTY TRANSFER TAX
ORDINANCE AND THE CITY OF CHICAGO, 2004-286

Date

Buyer, Seller or Representative

as POA for Seller