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21160010360

Doc# 2116001036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/09/2021 01:59 PM PG: 1 OF 6

7891932 cross 6/8/4

ABOVE SPACE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

1350 LAKE SHORE ASSOCIATES, an Illinois Limited Partnership, an Illinois limited partnership, with an address of 55 E. Monroe Street, 39th Floor, Chicago, Illinois 60603 ("**Grantor**"), for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by **1350 SPE LLC**, a Delaware limited liability company, with an address of 55 E. Monroe Street, 39th Floor, Chicago, Illinois 60603 ("**Grantee**"), the receipt of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY unto Grantee, and its heirs and assigns FOREVER, the following described real estate, situated in the County of Cook, State of Illinois known and described as follows to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above-described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property").

Subject only to the following (if any): covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; general real estate taxes for 2020 and subsequent years.

TO HAVE AND TO HOLD the Property as described above unto Grantee, its heirs and assigns forever; the Grantor hereby covenanting that at the time of delivery of this Special Warranty Deed the said Property is free and clear from any encumbrance done or suffered by Grantor except as set forth above; and it will warrant and defend the title to said Property unto Grantee and unto its heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor, but none other.

THIS IS NOT HOMESTEAD PROPERTY.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Warranty Deed to be effective this 9th day of June 2021.

GRANTOR:

1350 LAKE SHORE ASSOCIATES, an Illinois Limited Partnership
an Illinois limited partnership

By: D&K Insurance Agency Investments LLC,
a Delaware limited liability company

Its: General Partner

By: D & K Insurance Agency, Inc.,
a Delaware corporation

Its: Sole Member

By: Todd A Bancroft
Name: Todd A. Bancroft
Title: President and CEO

By: 1350 Investors, L.L.C.,
a Delaware limited liability company

Its: General Partner

By: Draper and Kramer Investments Corp.,
a Delaware corporation

Its: Sole Member

By: Todd A Bancroft
Name: Todd A. Bancroft
Title: President and CEO

PROPRIETARY
Cook County Clerk's Office

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State of Illinois)
) ss
County of Kane)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Todd A. Bancroft, as President and CEO of D & K Insurance Agency, Inc., a Delaware corporation, the Sole Member of D&K Insurance Agency Investments LLC, a Delaware limited liability company, the General Partner of 1350 Lake Shore Associates, an Illinois limited partnership, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of May 2021.

Heidi M. Baker
Notary Public
My commission expires: May 30, 2022



State of Illinois)
) ss
County of Kane)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Todd A. Bancroft, as President and CEO of Draper and Kramer Investments Corp., a Delaware corporation, the Sole Member of 1350 Investors, L.L.C., a Delaware limited liability company, the General Partner of 1350 Lake Shore Associates, an Illinois limited partnership, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of May 2021.

Heidi M. Baker
Notary Public
My commission expires: May 30, 2022



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EXEMPT Under Provisions of Paragraph e, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)



5-19-21
Date


Mark C. Gorham
Signature of Buyer, Seller or Representative

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

Record and Mail to:
Mark C. Gorham, Esq.
Richman, Goldberg & Gorham LLC
55 E. Monroe Street
Suite 3900
Chicago, Illinois 60603

Send Subsequent Tax Bills to:
1350 SPE LLC
c/o Draper and Kramer, Incorporated
55 E. Monroe Street
Suite 3900
Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		09-Jun-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-03-105-014-0000 20210601659499 0-900-460-752		

REAL ESTATE TRANSFER TAX		09-Jun-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-03-105-014-0000 20210601659499 0-650-724-624		

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

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EXHIBIT A

LEGAL DESCRIPTION

THE POTTER PALMER HOMESTEAD, BEING A SUBDIVISION OF LOT 35 (EXCEPT THE WEST 125 FEET THEREOF) LOT 36 (EXCEPT THE WEST 150 FEET THEREOF) AND LOTS 37 AND 38 (EXCEPT THE WEST 141 FEET THEREOF) IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO IN THE NORTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED AS DOCUMENT 773296 IN COOK COUNTY, ILLINOIS.

Address: 350-60 N. Lake Shore Drive, Chicago, Illinois 60610

PINS: 17-03-105-014-0000
17-03-105-015-0000
17-03-105-016-0000

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 5/19/21

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

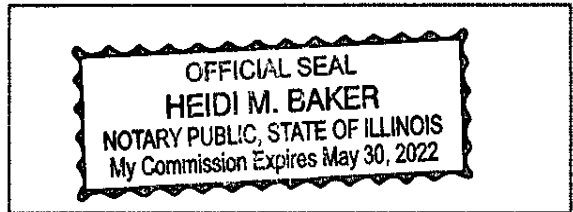
Heidi M Baker

By the said (Name of Grantor): 1350 Lake Shore Associates, an Illinois limited partnership

On this date of: 05/19/21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 5/19/21

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

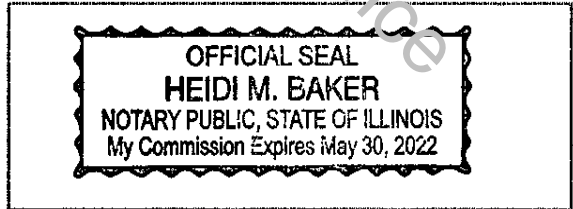
Heidi M Baker

By the said (Name of Grantee): 1350 SPE LLC, a Delaware limited liability company

On this date of: 05/19/21

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)