

PT21.72612 10/5/21

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2127857024D

Doc# 2127857024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/05/2021 12:53 PM PG: 1 OF 5

Prepared by:

Gary L. Plotnick
Thompson Coburn LLP
55 E. Monroe St., 37th Floor
Chicago, IL 60603

After recording return to:

Alex Demchenko
Demchenko Law, P.C.
120 N. LaSalle St., Ste. 950
Chicago, IL 60602

Mail subsequent tax bills to:

North Astor Investment LLC
2501 Chatham Road, Suite R
Springfield, IL 62704

(space above for recording information)

WARRANTY DEED

FOR VALUE RECEIVED, 1401 ASTOR, LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, by these presents do hereby GRANT, REMISE, RELEASE, ALIEN, WARRANT and CONVEY in fee simple unto: **NORTH ASTOR INVESTMENT LLC**, an Illinois limited liability company (the "Grantee"), whose address is 2501 Chatham Road, Suite R, Springfield, IL 62704, FOREVER, that certain real estate ("Property") situated in the County of Cook, State of Illinois and legally described as follows, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; and general real estate taxes not yet due and payable at the time of the closing.

GRANTEE HEREBY AGREES TO ACCEPT THE PROPERTY AT CLOSING IN ITS "AS-IS," "WHERE-IS" CONDITION, WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE.]

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IN WITNESS WHEREOF, the undersigned has signed and sealed this Warranty Deed as of this 10th day of June, 2021.

GRANTOR:

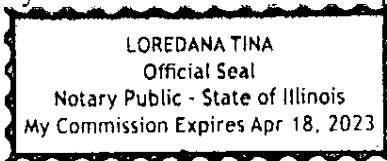
1401 ASTOR, LLC,
an Illinois limited liability company

By: [Signature]
Name: Daniel M. Plotnick
Its: Manager

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that, Daniel M. Plotnick, as Manager of 1401 ASTOR, LLC, an Illinois limited liability company, personally known to me to be the Manager of 1401 ASTOR, LLC, an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE



Given under my hand and official seal, this 10th day of June, 2021.

Commission expires April 18th 2023

[Signature]
NOTARY PUBLIC

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 IN OSTROM'S SUBDIVISION OF LOTS 23, 24, 25 AND 26 IN BLOCK 4 IN CATHOLIC BISHOP OF CHICAGO LAKE SHORE DRIVE ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THE SOUTH 17.80 FEET OF THE NORTH 29.65 FEET OF THE WEST 5.40 FEET OF LOT 2 IN OSTROM'S SUBDIVISION OF LOTS 23 TO 26, INCLUSIVE INCLUDING BLOCK 4 OF THE CATHOLIC BISHOP OF CHICAGO'S LAKESHORE DRIVE ADDITION, BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1885 AS DOCUMENT 635569, IN COOK COUNTY, ILLINOIS.

PIN: 17-03-103-013-0000 and 17-03-103-034-0000

Commonly Known As: 1401 North Astor Street, Chicago, Illinois 60610

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

17-Jun-2021



CHICAGO:

16,500.00

CTA:

6,600.00

TOTAL:

23,100.00

17-03-103-013-0000 | 20210601664401 | 0-483-095-824

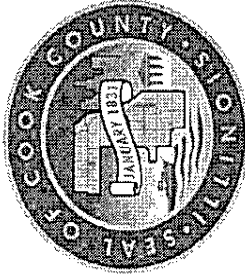
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

17-Jun-2021



COUNTY:	1,100.00
ILLINOIS:	2,200.00
TOTAL:	3,300.00

17-03-103-013-0000

20210601664401

2-093-708-560

Property of Cook County Clerk's Office