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Doc# 2135615043 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2021 02:30 PM PG: 1 OF 6

WARRANTY DEED
ILLINOIS STATUTORY

PT21.74842

4/4

Property of Cook County Clerk's Office

THE GRANTOR(S) Howard Theater Limited Partnership, an Illinois limited partnership, CIG Howard Commercial LLC, a Delaware limited liability company, and Cornerstone RE Development LLC-Howard RD LLC, an Illinois series limited liability company, of the City of Chicago, Illinois of the County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of the General Partner of said limited liability company, the Manager of said limited liability company and the Manager of said series limited liability company, CONVEY(S) and WARRANT(S) to Howard Theater LLC, an Illinois limited liability company, of 4520 Clarendon Avenue, Chicago, Illinois 60640, Chicago, Illinois in the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions, and restrictions of record which do not unreasonably interfere with the Purchaser's intended use of the real estate as a multi-unit commercial property; public and utility easements; and general real estate taxes not yet due and payable at the time of closing.

THIS IS NOT HOMESTEAD PROPERTY.

TO HAVE AND HOLD said premises forever.

Permanent Real Estate Index Number(s): 11-30-404-026-1001, 11-30-404-026-1004, 11-20-404-026-1002, 11-20-404-026-1003, 11-30-404-025-0000

Address(es) of Real Estate: 1615-43 W. Howard Street, Chicago, Illinois 60626

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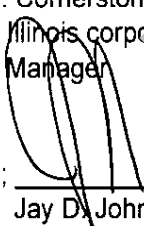
Dated this 20 day of December-2021

For Units R1 and 4P:

Howard Theater Limited Partnership
an Illinois limited partnership

By: Howard Theater, LLC
a Delaware limited liability company
Its General Partner


By: Cornerstone Investment Group, Inc.
an Illinois corporation
Its Manager

By: 
Jay D. Johnson, President

For Units C2 and C3:

CIG Commercial LLC
a Delaware limited liability company


By: Cornerstone Investment Group, Inc.
an Illinois corporation
its Manager

By: 
Jay D. Johnson, President

For Parcel 2:

Cornerstone RE Development LLC-Howard RD LLC
an Illinois series limited liability company

By: Cornerstone Investment Group, Inc.
an Illinois corporation
its Manager

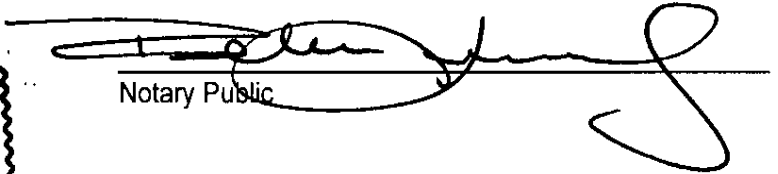
By: 
Jay D. Johnson, President

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STATE OF ILLINOIS, COUNTY OF DUPAGE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jay D. Johnson, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.


Notary Public



Prepared by:

Robert H. Block
Attorney at Law
747 N. LaSalle Street
Suite 500B
Chicago, IL 60654

Mail to:

Jared Fattore
Attorney at Law
217 N. Jefferson Street
Suite 601
Chicago, Illinois 60661

Name and Address of Taxpayer:

Howard Theater LLC
4520 Clarendon Avenue
Chicago, Illinois 60640

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EXHIBIT 'A' ADDENDUM

PARCEL 1: UNITS R1, C2, C3 AND 4P IN THE HOWARD THEATER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND THE NORTH 96.27 FEET OF LOTS 3 TO 10, BOTH INCLUSIVE IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO ROGERS PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTHEASTERLY OF THE NORTHWESTERN ELEVATED RAILROAD RIGHT OF WAY AND THE NORTH INDIAN BOUNDARY LINE, AND PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, AS PEP PLAT THEREOF RECORDED APRIL 6, 1911 AS DOCUMENT 4735388;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90808360, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS, IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THOSE PARTS OF LOTS 3 TO 10, BOTH INCLUSIVE IN BLOCK 1 IN FERGUSON'S BIRCHWOOD ADDITION TO ROGERS PARK A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, AS PER PLAT THEREOF RECORDED APRIL 6, 1911 AS DOCUMENT 4735388, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 10, 96.27 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ON SAID EAST LINE OF LOT 10 TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 6, 7, 8, 9 AND 10 TO THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE NORTH ALONG THE WEST LINE OF LOT 6 TO THE SOUTHEAST CORNER OF LOT 5; THENCE WEST ALONG THE SOUTH LINE OF LOT 3, 4 AND 5 TO THE SOUTHWESTERLY LINE OF SAID LOT 3; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 3 TO A POINT ON A LINE, 96.27 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 1 TO 10; THENCE EAST ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel ID(s): 11-30-404-026-1001, 11-30-404-026-1004, 11-30-404-026-1002, 11-30-404-026-1003, 11-30-404-025-0000

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REAL ESTATE TRANSFER TAX

22-Dec-2021



CHICAGO:	55,800.00
CTA:	22,320.00
TOTAL:	78,120.00

11-30-404-026-1001 | 20211201669911 | 0-614-423-184

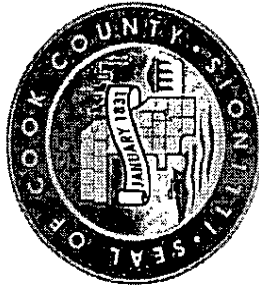
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

22-Dec-2021



COUNTY:
ILLINOIS:
TOTAL:

3,720.00
7,440.00
11,160.00

11-30-404-026-1001

20211201669911

0-529-685-136

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