

# UNOFFICIAL COPY

This document prepared by:  
Becker Gurian  
513 Central Avenue, Ste. 400  
Highland Park, Illinois 60035  
Attn: Beth A. Sansiper



Doc# 2136357028 Fee \$67.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2021 02:13 PM PG: 1 OF 9

After recording mail to:  
Skoubis & Mantas LLC  
1300 W. Higgins Road, Ste. 209  
Park Ridge, Illinois 60068  
Attn: John Mantas

**Mail Tax Bills to:**

Go City LLC  
PO Box 681  
Itasca IL 60143

*COHI 18 0209941 R 1064*

**SPECIAL WARRANTY DEED**

DAMEN BLATTEIS, LLC, an Illinois limited liability company, and KDS DAMEN, LLC, an Illinois limited liability company of the City of San Francisco, State of California, (collectively, "Grantor") for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, GRANTS, BARGAINS, AND SELLS to GO CITY LLC, an Illinois limited liability company, ("Grantee"), 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**

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed homeowners or condominium association declaration and bylaws; if any; and general real estate taxes not yet due and payable at the time of closing.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with 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 provided on Exhibit B, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the matters described on Exhibit B, and not otherwise.

**NOT HOMESTEAD PROPERTY**

Permanent Real Estate Index Number(s):	14-18-328-003-1033	14-18-328-003-1043
	14-18-328-003-1034	14-18-328-003-1044
	14-18-328-003-1035	14-18-328-003-1046
	14-18-328-003-1036	14-18-328-003-1047
	14-18-328-003-1037	14-18-328-003-1048
	14-18-328-003-1038	14-18-328-003-1055
	14-18-328-003-1039	14-18-328-003-1058
	14-18-328-003-1040	14-18-328-003-1041

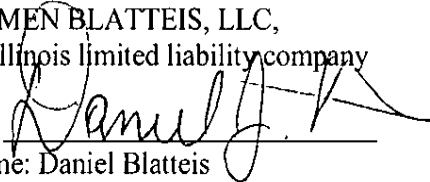
Address(es) of Real Estate: 4001-4037 N. Lincoln Ave, Units CU-1, CU-2, CU-3, GU-1, GU-2, GU-3, GU-4, GU-5, GU-6, GU-8, GU-9, GU-11, GU-12, GU-13, GU-20, and GU-23, Chicago, Illinois 60618

*[remainder of page intentionally left blank; signatures follow]*

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager to be effective as of the 15 day of December, 2021.

DAMEN BLATTEIS, LLC,  
an Illinois limited liability company

By:   
Name: Daniel Blatteis  
Title: Manager

State of Illinois )  
                              ) ss  
County of \_\_\_\_\_)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_ as \_\_\_\_\_ of DAMEN BLATTEIS, LLC, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal this \_\_\_\_\_ day of December, 2021.

\_\_\_\_\_  
Notary Public

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

KDS DAMEN, LLC,  
an Illinois limited liability company

By: KDS Management Company, a  
California corporation, its Manager

By: *David Gronowski*  
Name: David Gronowski  
Title: President

State of \_\_\_\_\_ )  
  ) ss  
County of \_\_\_\_\_ )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_, as President of KDS Management Company, a California corporation ("Manager"), which Manager is the Manager of KDS DAMEN, LLC, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of December, 2021.

\_\_\_\_\_  
Notary Public

Property Clerk's Office

# UNOFFICIAL COPY

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

On 12/13/21 before me, Cesar Trujillo (notary public)  
(insert name and title of the officer)

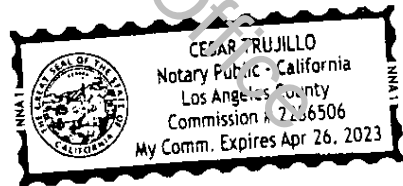
personally appeared Daniel Blatteis  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

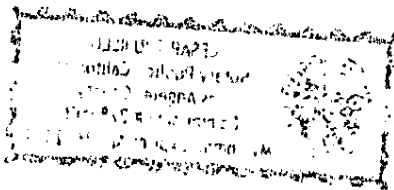
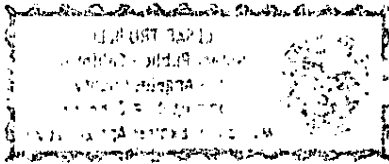
Signature [Handwritten Signature]

(Seal)



# UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

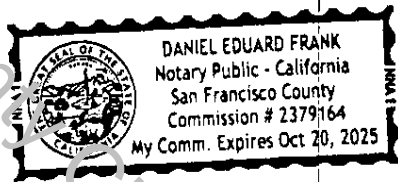
State of California  
County of San Francisco

On Dec 7<sup>th</sup>, 2021 before me, Daniel Frank Notary Public  
(insert name and title of the officer)

personally appeared David W Gronowski  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

Property of Clerk's Office

# UNOFFICIAL COPY

## Exhibit A LEGAL DESCRIPTION

UNITS CU-1, CU-2, CU-3, GU-1, GU-2, GU-3, GU-4, GU-5, GU-6, GU-8, GU-9, GU-11, GU-12, GU-13, GU-20, GU-23 IN NORTH CENTER 4000 CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF BLOCK 12 LYING SOUTH OF THE SOUTH LINE OF BELLE PLAINE AVENUE IN WILLIAM B. OGDEN'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 225 FEET THEREOF, MEASURED ALONG THE WESTERLY LINE OF NORTH ROBY STREET) IN COOK, COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 2002 AS DOCUMENT NUMBER 0020713829 AND AMENDED BY INSTRUMENT RECORDED OCTOBER 8, 2002 AS DOCUMENT NUMBER 0021106035, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s):	14-18-328-003-1033	14-18-328-003-1043
	14-18-328-003-1034	14-18-328-003-1044
	14-18-328-003-1035	14-18-328-003-1046
	14-18-328-003-1036	14-18-328-003-1047
	14-18-328-003-1037	14-18-328-003-1048
	14-18-328-003-1038	14-18-328-003-1055
	14-18-328-003-1039	14-18-328-003-1058
	14-18-328-003-1040	14-18-328-003-1041

Address(es) of Real Estate: 4001-4037 N. Lincoln Avenue, Units CU-1, CU-2, CU-3, GU-1, GU-2, GU-3, GU-4, GU-5, GU-6, GU-8, GU-9, GU-11, GU-12, GU-13, GU-20, and GU-23, Chicago, Illinois 60618

# UNOFFICIAL COPY

## Exhibit B

1. Taxes for the year 2021 and thereafter, not yet due and payable.
2. Terms, provisions and conditions of ordinance recorded December 30, 2014 as Document No. 1436433018 regarding Special Service Area No. 38.
3. (A) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of condominium ownership recorded June 27, 2002 as Document No. 0020713829, amended by instrument recorded October 8, 2002 as Document No. 002106035, as may be further amended from time to time; and  
  
(B) Limitations and conditions imposed by the Condominium Property Act.
4. Lease made by Subway Real Estate Corp. (tenant) to Komo 4000, LLC Landlord dated July 30, 2002, a memorandum of which was recorded March 25, 2003 as Document No. 0030403183, demising the Land for a term of 10 years beginning August 15, 2002 and ending August 14, 2012, with right to renew for 2 periods of 5 years each, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through or under said Lessee.
5. Existing unrecorded leases in favor of Starbucks 2449-IL, Undra, Inc., AMP Pilates II, LLC, Bank of America, National Association, and Audio Distribution, LLC, as disclosed by the rent roll dated December 2, 2021, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
6. Terms, provisions, and conditions in the license agreement dated April 17, 2019 and recorded April 23, 2019 as Document Number 1911322059 between Nort Center 4000 condominium Association, Damen Blatteis, LLC and KDS Damen, LLC for the purpose of installing four transom windows in the Common Element exterior wall. Install air compressor system and vacuum system in the licensor's Common Elements. Create an opening in the concrete floor slab separating the Unit from the Common Element garage. (Effects Unit CU-3)
7. License Agreement made by and between North Center 4000 Condominium Association and Damen Blatteis, LLC, recorded February 17, 2021 as document no. 2104839077.



# UNOFFICIAL COPY



14-18-328-003-1033

20211201666320 | 0-086-076-048

COUNTY:	1,600.00
ILLINOIS:	3,200.00
TOTAL:	4,800.00

Property of Cook County Clerk's Office