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Doc# 2202457007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/24/2022 10:30 AM PG: 1 OF 5

This instrument prepared by:

George Lattas, Esq.
Lattas Law Office
3660 West Irving Park Rd., 2nd FL
Chicago, Illinois 60618

After Recording, Please Return to & Send Subsequent Tax Bills To:

Mag Mile Holdings LLC
8340 Callie Avenue
Morton Grove, Illinois 60053
Attn: Sandy Adams

Property Index No.:
See Exhibit A

DEED IN LIEU


THIS INDENTURE, made as of JANUARY 20, 2022 between **111@US Investments LLC**, an Illinois limited liability company, the Grantor, and **Mag Mile Holdings LLC**, an Illinois limited liability company, Grantee. WITNESSETH, that the Grantor, for and in consideration of the full release of and in lieu of any foreclosure action taken with respect to any and all liens held by Grantee relating to the real property conveyed herein, and pursuant to the authority of the Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee the following described real estate, situated in the County of Cook and State of Illinois:



See attached Legal Description, Exhibit "A"

Subject to real property taxes not yet due and payable.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH L, SECTION 21-45 OF THE REAL ESTATE TRANSFER TAX LAW.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX		24-Jan-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		24-Jan-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-03-225-079-1315 | 20220101603778 | 1-742-044-816

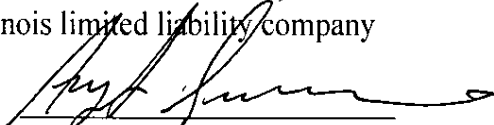
17-03-225-079-1315 | 20220101603778 | 1-339-588-240

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

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the ___ day of _____, 2022.

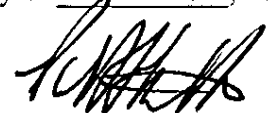
111@US INVESTMENTS, LLC
an Illinois limited liability company

By: 
Name: Angel Sarkissian, Pursuant to a Power of attorney
On Behalf of Musa Tadros, Its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that **Angel Sarkissian**, on pursuant to a power of attorney for Mousa Tadros, the Manager of 111@US Investments, 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 and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act on behalf of said entity(ies), for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of January, 2022.


Notary Public



Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNITS 6A-24/25, 6A-26/27, 6A-28/29, 6B-1, 6B-2, 6B-3, 6B-4, 6B-5, 6B-6, 6B-7, 6B-8, 6B-9, 6B-10, 6B-11, 6B-12, 6B-13, 6B-14, 6B-15, 6B-16, 6B-17, 6B-18, 6B-19, 6B-20, 6B-21, 6B-22, 6B-23, 6B-24, 6B-25, 6B-26, 7A-1, 7A-2, 7A-3, 7A-4, 7A-5, 7A-6, 7A-7, 7A-8, 7A-9, 7A-10, 7A-11, 7A-12, 7A-13, 7A-14, 7A-15, 7A-16/17, 7A-18/19, 7A-20/21, 7A-22/23, 7A-24/25, 7A-26/27, 7A-28/29, 7A-30, 7A-31, 7A-32, 7A-33, 7A-34, 7A-35, 7A-36, 7A-37, 7A-38, 7A-39, 7A-40, 7A-41, 7B-1, 7B-2, 7B-3, 7B-4, 7B-5, 7B-6, 7B-7, 7B-8, 7B-9, 7B-10, 7B-11, 7B-12, 7B-13, 7B-14, 7B-15, 8A-1, 8A-2, 8A-3, 8A-4, 8A-5, 8A-6, 8A-7, 8A-8, 8A-9, 8A-10, 8A-11, 8A-12, 8A-13, 8A-14, 8A-15, 8A-16/17, 8A-18/19, 8A-20/21, 8A-22/23, 8A-24/25, 8A-26/27, 8A-28/29, 8A-30, 8A-31, 8A-32, 8A-33, 8A-34, 8A-35, 8A-36, 8A-37, 8A-38, 8A-39, 8A-40, 8A-41, 8A-42, 8A-43, 8A-44 AND 8A-45, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN 111 EAST CHESTNUT GARAGE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 08193114, AS AMENDED, IN THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY GRANT OF EASEMENTS PERTAINING TO THE PREMISES COMMONLY KNOWN AS 111 EAST CHESTNUT, CHICAGO, ILLINOIS, RECORDED DECEMBER 22, 1994 AS DOCUMENT NO. 04074562 MADE BY LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1992 AND KNOWN AS TRUST NO. 118065, OVER AND UPON PROPERTY DESCRIBED THEREIN.

PARCEL 3:

EASEMENT IN FAVOR OF PARCEL 1 FOR AN EASEMENT TO OPEN AND CUT THROUGH THE DIVIDING WALL SEPARATING THE GARAGE AND CONDOMINIUM, A COMMON ELEMENT OF THE CONDOMINIUM, SO AS TO CONSTRUCT A PEDESTRIAN ENTRY WAY TO AND FROM THE PASSENGER AND FREIGHT ELEVATORS SERVING THE CONDOMINIUM ON THE THIRD, FOURTH, SIXTH AND EIGHTH LEVELS OF THE GARAGE SO AS TO PROVIDE EGRESS AND INGRESS TO AND FROM THE CONDOMINIUM ELEVATORS TO AND FROM GARAGE FLOORS THREE, FOUR, SIX AND EIGHT AS CREATED BY EASEMENT AGREEMENT FOR ELEVATOR ACCESS BETWEEN LOTS 1 AND 2 RECORDED DECEMBER 12, 1997 AS DOCUMENT NO. 97938657 BY AND BETWEEN CHESTNUT STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 111 EAST CHESTNUT STREET CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.

Commonly known as: 111 East Chestnut Street, Chicago, Illinois 60611

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PERMANENT INDEX NUMBERS

17-03-225-079-1315	17-03-225-079-1358	17-03-225-079-1389	17-03-225-079-1423	17-03-225-079-1451
17-03-225-079-1316	17-03-225-079-1362	17-03-225-079-1390	17-03-225-079-1424	17-03-225-079-1452
17-03-225-079-1317	17-03-225-079-1363	17-03-225-079-1391	17-03-225-079-1425	17-03-225-079-1453
17-03-225-079-1331	17-03-225-079-1364	17-03-225-079-1392	17-03-225-079-1426	17-03-225-079-1455
17-03-225-079-1332	17-03-225-079-1365	17-03-225-079-1393	17-03-225-079-1427	
17-03-225-079-1333	17-03-225-079-1366	17-03-225-079-1394	17-03-225-079-1428	
17-03-225-079-1334	17-03-225-079-1367	17-03-225-079-1395	17-03-225-079-1429	
17-03-225-079-1335	17-03-225-079-1368	17-03-225-079-1397	17-03-225-079-1430	
17-03-225-079-1336	17-03-225-079-1369	17-03-225-079-1398	17-03-225-079-1431	
17-03-225-079-1337	17-03-225-079-1370	17-03-225-079-1399	17-03-225-079-1432	
17-03-225-079-1338	17-03-225-079-1371	17-03-225-079-1400	17-03-225-079-1433	
17-03-225-079-1339	17-03-225-079-1372	17-03-225-079-1401	17-03-225-079-1434	
17-03-225-079-1340	17-03-225-079-1373	17-03-225-079-1402	17-03-225-079-1435	
17-03-225-079-1341	17-03-225-079-1374	17-03-225-079-1403	17-03-225-079-1436	
17-03-225-079-1342	17-03-225-079-1375	17-03-225-079-1404	17-03-225-079-1437	
17-03-225-079-1343	17-03-225-079-1376	17-03-225-079-1407	17-03-225-079-1438	
17-03-225-079-1344	17-03-225-079-1377	17-03-225-079-1408	17-03-225-079-1439	
17-03-225-079-1345	17-03-225-079-1378	17-03-225-079-1409	17-03-225-079-1440	
17-03-225-079-1346	17-03-225-079-1379	17-03-225-079-1410	17-03-225-079-1441	
17-03-225-079-1347	17-03-225-079-1380	17-03-225-079-1411	17-03-225-079-1442	
17-03-225-079-1348	17-03-225-079-1381	17-03-225-079-1412	17-03-225-079-1443	
17-03-225-079-1349	17-03-225-079-1382	17-03-225-079-1413	17-03-225-079-1444	
17-03-225-079-1352	17-03-225-079-1383	17-03-225-079-1417	17-03-225-079-1445	
17-03-225-079-1353	17-03-225-079-1384	17-03-225-079-1418	17-03-225-079-1446	
17-03-225-079-1354	17-03-225-079-1385	17-03-225-079-1419	17-03-225-079-1447	
17-03-225-079-1355	17-03-225-079-1386	17-03-225-079-1420	17-03-225-079-1448	
17-03-225-079-1356	17-03-225-079-1387	17-03-225-079-1421	17-03-225-079-1449	
17-03-225-079-1357	17-03-225-079-1388	17-03-225-079-1422	17-03-225-079-1450	

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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 grantor 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 title to real estate under the laws of the State of Illinois.

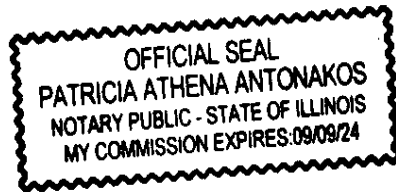
Dated January 20, 2022

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me
this 20th day of January, 2022.

[Handwritten 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 title to real estate under the laws of the State of Illinois.

Dated January 20, 2022

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me
this 20th day of January, 2022.

[Handwritten Signature]

NOTARY PUBLIC

