

UNOFFICIAL COPY

PREPARED BY & WHEN RECORDED

RETURN TO:

Abraham Trieger, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602

SEND FUTURE TAX BILLS TO:

IJKL LLC
460 East Waterside Drive
Chicago, Illinois 60601



2207016040

Doc# 2207016040 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/11/2022 11:32 AM PG: 1 OF 6

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

On this 3rd day of March, 2022, **211 NORTH HARBOR DRIVE OWNER LLC**, a Delaware limited liability company ("GRANTOR") whose address is 211 North Harbor Drive, Chicago, Illinois 60601, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to **IJKL LLC**, a Delaware limited liability company ("GRANTEE") whose address is 460 East Waterside Drive, Chicago, Illinois 60601, all interest in the real estate legally described on Exhibit A attached hereto:

Common Address: See Exhibit A attached hereto

PIN: See Exhibit A attached hereto

This is not homestead property.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the following: (a) all real estate taxes and assessments not yet due and payable, and (b) all easements, covenants, conditions, restrictions and other matters of record.

[Signatures begin on next page]

REAL ESTATE TRANSFER TAX

11-Mar-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-10-400-046-0000 | 20220201637389 | 1-918-784-912

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

REAL ESTATE TRANSFER TAX

11-Mar-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-10-400-046-0000 | 20220201637389 | 1-661-228-432

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I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.

Dated: March 3rd, 2022

Theodore T Weldon III
Grantor or Representative

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

GRANTOR:

211 NORTH HARBOR DRIVE OWNER LLC,
a Delaware limited liability company

By: T T Weldon III
Name: Theodore T Weldon III
Title: AUTHORIZED SIGNATORY

STATE OF ILLINOIS

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Theodore T. Weldon III, the Authorized Signatory of 211 North Harbor Drive Owner LLC, Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 3rd day of March, 2022.

Frances N Lennix
Notary Public

My Commission Expires: 01/07/2023



(Seal)

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 8 AND 21 ALL TAKEN AS A TRACT, IN LAKESHORE EAST SUBDIVISION BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.84 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +25.85 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN 16.85 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 21 WITH A LINE DRAWN 65.89 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH 89°53'29" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 41.53 FEET; THENCE SOUTH 00°06'31" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 8, A DISTANCE OF 16.03 FEET TO A POINT ON A LINE DRAWN 49.86 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH 89°53'29" EAST ALONG THE LAST MENTIONED PARALLEL LINE, 168.16 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE SOUTH 00°06'31" WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 39.38 FEET; THENCE NORTH 89°53'29" WEST 41.00 FEET; THENCE NORTH 00°06'31" EAST 0.50 FEET; THENCE NORTH 89°53'29" WEST 168.70 FEET TO A POINT ON SAID LINE DRAWN 16.85 FEET WEST OF AND PARALLEL WITH THE EAST LINE LOT 21 AFORESAID; THENCE NORTH 00°06'31" EAST ALONG THE LAST MENTIONED PARALLEL LINE 54.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 8,840 SQUARE FEET OR 0.2029 ACRES, MORE OR LESS

PARCEL 2:

THAT PART OF LOTS 8 AND 21 ALL TAKEN AS A TRACT, IN LAKESHORE EAST SUBDIVISION BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.51 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.84 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE DRAWN 16.85 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 21 IN LAKESHORE EAST SUBDIVISION AFORESAID WITH A LINE DRAWN 65.89 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH 89°53'29" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 41.53 FEET; THENCE SOUTH 00°06'31" WEST

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PARALLEL WITH THE WEST LINE OF SAID LOT 8, A DISTANCE OF 16.03 FEET TO A POINT ON A LINE DRAWN 49.86 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH 89°53'29" EAST ALONG THE LAST MENTIONED PARALLEL LINE, 168.16 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE SOUTH 00°06'31" WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 38.88 FEET; THENCE NORTH 89°53'29" WEST 209.69 FEET TO A POINT ON SAID LINE DRAWN 16.85 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 21 AFORESAID; THENCE NORTH 00°06'31" EAST ALONG THE LAST MENTIONED PARALLEL LINE 54.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 8,820 SQUARE FEET OR 0.2025 ACRES, MORE OR LESS.

COMMON ADDRESS: 211 NORTH HARBOR DRIVE, CHICAGO, ILLINOIS 60601
PART OF PIN: 17-10-400-046-0000 (INCLUDES OTHER PROPERTY)

Property of Cook County Clerk's Office

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AFFIDAVIT - ILLINOIS PLAT ACT

State of Illinois)
) :ss
 County of Cook)

The undersigned, not individually, but solely as the Authorized Signatory of 211 NORTH HARBOR DRIVE OWNER LLC, a Delaware limited liability company, being duly sworn on oath, states that she/he has an office address at 30 S. Wacker Dr CHICAGO, IL and further states that attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

OR

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
- 3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CHECK NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

[Signatures begin on next page]

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Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

211 NORTH HARBOR DRIVE OWNER LLC,
a Delaware limited liability company

By: [Signature]
Name: THEODORE T WELDON #
Title: AUTHORIZED SIGNATORY

SUBSCRIBED and SWORN to before me
this 3rd day of March, 2022.

[Signature]
Notary Public



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