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Tras # 2208922005 Fee \$85.00



2208922005D

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/30/2022 09:39 AM PG: 1 OF 5

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made by **1101 WEST LAKE BSD, LLC**, a Florida limited liability company, whose address is 2312 N Miami Ave, Miami, FL, 33127 (the "Grantor") to **1101 WEST OFFICE LLC**, an Illinois limited liability company, whose address is c/o 85 Delancey Street, New York, NY, 10002 (the "Grantee"):

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does **CONVEYS AND WARRANTS** unto Grantee, and its successors and assigns, all of that certain land situated in Chicago, Illinois (the "Property"):

See Exhibit "A" attached hereto and incorporated by reference herein.

Permanent Index Numbers: 17-08-428-026-1002,
17-08-428-026-1004,
17-08-428-026-1006, and
~~17-08-428-025-1000-0000~~

Address of Real Estate: 1101 West Lake Street, Chicago, IL, units 1, 2, 4, and 6

TOGETHER with all the tenements, hereditaments, appurtenances and improvements and subject to zoning, building code and other restrictions imposed by governmental authority; covenants, easements and restrictions of record; and taxes for the year 2022 and subsequent years.

SUBJECT TO the matters described on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor does warrant that the Grantor is lawfully seized of the Property in fee simple and that the Grantor has good right and lawful authority to sell and convey the Property, and the Grantor hereby warrants the title to the Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[Remainder of page intentionally left blank - Signature Page follows]

REAL ESTATE TRANSFER TAX 30-Mar-2022

	COUNTY:	8,000.00
	ILLINOIS:	16,000.00
	TOTAL:	24,000.00
17-08-428-026-1002 20220301665786 1-864-646-032		

{1413/019/00496505.1}

REAL ESTATE TRANSFER TAX 30-Mar-2022

	CHICAGO:	120,000.00
	CTA:	48,000.00
	TOTAL:	168,000.00 *

17-08-428-026-1002 | 20220301665786 | 1-806-515-600

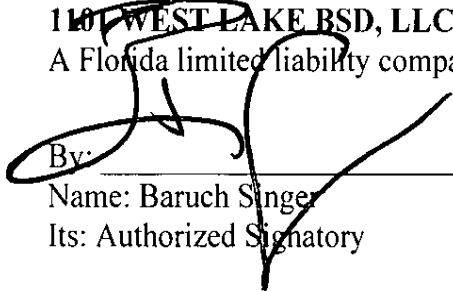
* Total does not include any applicable penalty or interest due.



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IN WITNESS WHEREOF, Grantor has caused its name to be subscribed hereto by its Authorized Signatory this 3 day of March, 2022. *Effective March 4, 2022.*

~~1101 WEST LAKE BSD, LLC,~~
A Florida limited liability company

By: 
Name: Baruch Singer
Its: Authorized Signatory

STATE OF New York)
) ss
COUNTY OF Nassau)

I certify that I know or have satisfactory evidence that Baruch Singer is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged himself as the manager of 1101 West Lake BSD, LLC, to be free and voluntary act on behalf of such party for the uses and purposes mentioned in this instrument.

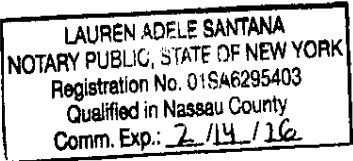
DATED: March 3rd, 2022



Name: Lauren A. Santana
Notary Public

Residing at: 445 Central Ave Cedarhurst NY

My Commission expires: 2/14/2026



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EXHIBIT A

Legal Description

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1A:

Units 2, 4, and 6 in the 1101 West Lake Street Condominium, as shown on that certain ALTA/ASCM Land Title Survey, dated January 27, 2006, prepared by Professionals Associated Survey, Inc., and being a portion of that certain parcel known as Lots 1 and 2 in Hayes and Shelby's Subdivision of Block 30 in Carpenter's Addition to Chicago in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "B" to the Amended and Restated Declaration of Condominium recorded February 1, 2006 as Document Number 0603232127, and as further amended from time to time, which amends and restates the Declaration of Condominium recorded January 18, 2004 as Document 0401644052, together with their undivided percentage interest in the common elements.

Parcel 1B:

The exclusive right to the use of C-1, G-12, G-14, G-15, G-16 and G-17, limited common elements as delineated on the survey attached to the Declaration of Covenants, Conditions, Restrictions and Easements recorded February 1, 2006 as Document 0603232130, as amended by the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements recorded May 6, 2015 as Document 1512616075, and Second Amendment recorded November 1, 2018 as Document 1830545052.

Parcel 1C:

Non-exclusive easements for the benefit of Parcel 1A as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded February 1, 2006 as Document 0603232130, as amended by the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements recorded May 6, 2015 as Document 1512616075, and Second Amendment recorded November 1, 2018 as Document 1830545052, for support, utilities, encroachments, and ingress and egress.

Parcel 2:

That part of Lots 1 and 2 in Hayes and Shelby's Subdivision of Block 30 in Carpenter's Addition to Chicago in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, more particularly described as follows:

That property and space contained within and between that certain horizontal plane located 17.14 feet above Chicago City Datum and that certain other horizontal plane located 30.91 feet above Chicago City Datum, lying within the boundaries projected vertically of that part of Lots 1 and 2 in Hayes and Shelby's Subdivision of Block 30 in Carpenter's Addition to Chicago in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Northwest corner of said Lot 2, being also the Northwest corner of a six story brick building commonly known as 1101-09 West Lake Street in Chicago; thence East along the North line of said Lot 2, being also along the exterior face of said building, a distance of 1.80 feet; thence South at right angles to the last described course, a distance of 2.09 feet to a point on the vertical line of intersection of the interior faces of two walls of said building, being the point of beginning of the parcel herein described; thence along the interior faces of the walls of the enclosed space described herein, the following courses and distances: East at right angles to the last described course, a distance of 50.96 feet; South at right angles to the last described course, a distance of 12.39 feet; East at right angles to the last described course, a distance of 7.47 feet; South at right angles to the last described course, a distance of 14.63 feet; East at right angles to the last described course, a distance of 6.97 feet; North at right angles to the last described course, a

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Continued

distance of 18.48 feet; West at right angles to the last described course, a distance of 5.28 feet; North at right angles to the last described course, a distance of 6.76 feet; East at right angles to the last described course, a distance of 37.53 feet; South at right angles to the last described course, a distance of 51.92 feet; West at right angles to the last described course, a distance of 19.14 feet to a bend in the wall; Northwesterly along a line making an angle of 169 degrees 44 minutes 08 seconds measured counter clockwise, East to Northwesterly from the last described course, a distance of 13.72; North along a line making an angle of 100 degrees 15 minutes 52 seconds measured counter clockwise, Southeasterly to North from the last described course, a distance of 15.04 feet; East at right angles to the last described course, a distance of 0.41 feet; North at right angles to the last described course, a distance of 3.90 feet; West at right angles to the last described course, a distance of 7.00 feet; South at right angles to the last described course, a distance of 47.00 feet; West at right angles to the last described course, a distance of 18.92 feet; South at right angles to the last described course, a distance of 18.10 feet; West at right angles to the last described course, a distance of 0.52 feet; North at right angles to the last described course, a distance of 1.80 feet; West at right angles to the last described course, a distance of 1.40 feet; South at right angles to the last described course, a distance of 1.05 feet; West at right angles to the last described course, a distance of 12.50 feet; North at right angles to the last described course, a distance of 2.61 feet; West at right angles to the last described course, a distance of 25.08 feet; North at right angles to the last described course, a distance of 31.62 feet; East at right angles to the last described course, a distance of 3.85 feet; North at right angles to the last described course, a distance of 5.13 feet; West at right angles to the last described course, a distance of 3.85 feet; North at right angles to the last described course, a distance of 57.40 feet to the point of beginning.

Parcel 2A:

Non-exclusive easement appurtenant to and for the benefit of Parcel 2 for ingress and egress as contained in and created by Declaration of Covenants, Conditions, Restrictions and Easements dated January 27, 2006 and recorded February 1, 2006 as Document 0603232130 over, on, across and through the condominium property, as defined therein.

Record & Return to:
Riverside Abstract, LLC
1 Paragon Drive, Suite 150B
Montvale, NJ 07645

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EXHIBIT B

Permitted Exceptions

- Taxes for the year 2021 not yet due and payable.
- Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded January 18, 2004 as Document No. 0401644052, as amended from time to time; and (B) Limitations and conditions imposed by the Condominium Property Act.
- Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to but not limited to easements and structural support contained in the document recorded February 1, 2006 as Document No. 0603232130 which does not contain a reversionary or forfeiture clause. Said document provides for a lien for non payment of assessments, which arises upon recording of a notice of lien, and which is subject to the lien of a first Mortgagee.
- Terms, provisions and conditions as set forth in the instrument(s) creating the easement described and referred to herein as Parcel 1C and 2A.
- Rights of adjoining owner or owners to the concurrent use of the easement described and referred to herein as Parcel 1C and 2A.