



Doc# 2302610031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/26/2023 12:05 PM PG: 1 OF 4

WARRANTY DEED AND LAND LEASE ASSIGNMENT

unmarried

THE GRANTOR WALTER M. GLASS for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys, warrants and assigns to: The WALTER M. GLASS IRREVOCABLE TRUST dated September 1, 2022

All Grantor's interest (as better defined below) in and to the Real Estate described as Parcel 1 on the attached Exhibit A.

Grantor's interest in the said real estate consists of ownership of the buildings and improvements located on the land and a leasehold estate created by an instrument referred to as the Master Lease, executed by The Chicago Dock & Canal Trust, an Illinois business trust, as lessor, and Ogden Partners North, Inc., an Illinois corporation, as lessee, dated January 1, 1996 and recorded May 23, 1996 as Document 96392436, and amended by Lease Addendum dated May 12, 1996 and recorded May 23, 1996 as Document 96392437, which Addendum substituted Grantor herein, East Walter Place, L.P. as lessee, and Second Lease Addendum dated June 11, 1996, and recorded June 19, 1996 as Document 96470154, which Lease and Addendums demise the land for term of years beginning in 1996 and ending December 31, 2094.

Grantor further grants and assigns from its interest in the Master Lands the basement shown as Parcel 2 on the attached Exhibit A.

Grantor Further Grants To Grantee, Its Successors And Assigns, As Rights And Easements Appurtenant To The Above-Described Real Estate, The Rights And Easements For The Benefit Of Said Property Set Forth In The Aforementioned Declaration, and Grantor Reserves To Himself, His Successors And Assigns, The Rights And Easements Set Forth In Said Declarations For The Benefit Of The Remaining Property Described Therein.

This Deed Is Subject To All Rights, Easements, Restrictions, Conditions, Covenants And Reservations Contained In Said Declarations, The Same As Though The Provisions Of Said Declarations Were Recited And Stipulated At Length Herein.

Dated: ~~October~~ 3, 2022

Nov

WALTER M. GLASS

This Instrument was Prepared by Robert C. Keck, Jr., 5840 N. Louise, Chicago, IL 60646

Send Subsequent Tax Bills To: Irv Nissen, 9406 N. Ewing, Evanston, IL 60203

*22009991UP
Wm 1011*

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

of premises commonly known as 456-H East North Water Street, Chicago, Illinois 60611

PARCEL 1: 456-H East North Water Street: That part of the North 19.63 feet of the South 156.53 feet lying East of a line drawn perpendicular to the South line thereof through a point therein 505.03 feet East of the Southwest corner thereof of the following described property, taken as a tract: The West 563 feet of Block 6 (excepting the South 6.50 feet thereof) in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded February 24, 1987 as document 87106320, in Cook County, Illinois.

PARCEL 2: Easement for the Benefit of Parcel 1 Aforesaid for Ingress and Egress Over Portions of the Common Areas as Delineated on the Survey Attached to the Declaration of Easements, Restrictions, and Covenants for East Water Place Recorded November 13, 1996 as Document 96865968.

Permanent Real Estate Index Number

⁰⁷⁰
17-10-221-~~008~~-0000

Address of Real Estate


456-H East North Water Street, Chicago, Illinois 60611

MAIL TO:

Irvin Nissen
9406 N. Ewing
Evanston, IL 60203



SEND SUBSEQUENT TAX BILLS TO:

Irvin Nissen
9406 N. Ewing
Evanston, IL 60203

REAL ESTATE TRANSFER TAX		25-Jan-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-221-070-0000 | 20230101639831 | 0-579-337-040

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

REAL ESTATE TRANSFER TAX		25-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

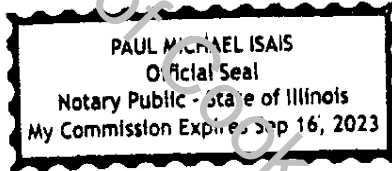
17-10-221-070-0000 | 20230101639831 | 0-439-027-536

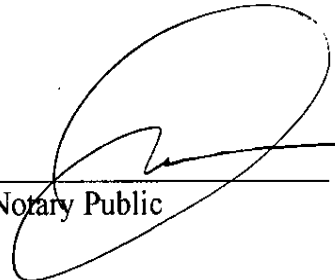
UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that Walter M. Glass personally known to me to be the same person whose
name is subscribed to the foregoing instrument, Warranty Deed and Land Lease Assignment,
appeared before me this day in person and acknowledged to me that he signed said instrument as
his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this ^{November}~~October~~ 3, 2022





Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 3 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

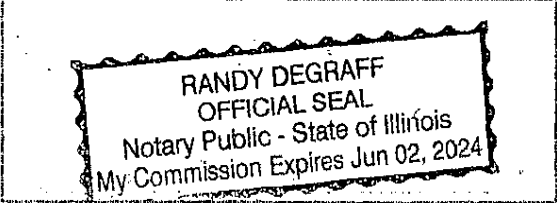
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 11 | 3 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 3 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

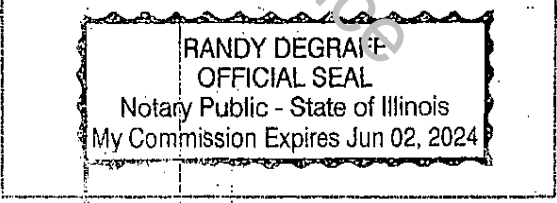
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 11 | 3 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)