

UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED
BY AND AFTER RECORDING MUST
BE RETURNED TO:

Jeremy E. Reis, Esq.
Ruttenberg Gilmartin Reis LLC
1101 W. Monroe St., Suite 200
Chicago, IL 60607



2324922001D

Doc# 2324922001 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/06/2023 12:13 PM PG: 1 OF 5

Send Tax Bill To :

1101 W Monroe St., Suite 200

Chicago, IL 60607

Property of Cook County Clerk's Office

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, THAT, **WABASH PARKING LLC**, a Delaware limited liability company, (Grantor), having an address of 1101 West Monroe Street, Suite 200, Chicago, Illinois 60607, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto **405 N. WABASH PARKING CONDOMINIUM ASSOCIATION**, an Illinois not-for-profit corporation, ("Grantee"), having an address of _____, the following described real estate in the County of Cook and State of Illinois, to wit:


SEE EXHIBIT A FOR LEGAL DESCRIPTION
ATTACHED HERETO AND MADE A PART HEREOF

together with the tenements and appurtenances thereunto belonging and subject to all matters of record.

COMMON STREET ADDRESS: Unit A-1 in the 405 N. Wabash Parking Condominium
located at 405 N. Wabash, Chicago, Illinois 60611



PROPERTY IDENTIFICATION NUMBER: 17-10-132-040-1001

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	06-Sep-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

17-10-132-040-1001 | 20230901617588 | 0-352-450-000

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

REAL ESTATE TRANSFER TAX	06-Sep-2023
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

17-10-132-040-1001 | 20230901617588 | 1-553-200-592

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 1st day of September 2023.

GRANTOR:

WABASH PARKING LLC,
a Delaware limited liability company

By: Wabash Condominium LLC,
an Illinois limited liability company, its sole member

By: Belgravia Wabash Condominium LLC, an Illinois
limited liability company, its manager

By: Belgravia Group, Ltd.,
an Illinois corporation, its manager

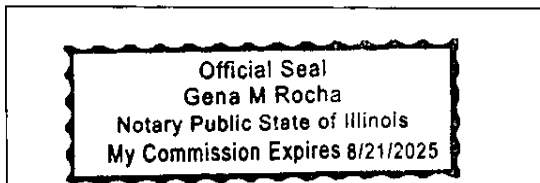
By: Jeremy E. Reis
Jeremy E. Reis, Vice President, General Counsel and Secretary

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) S. S.
COUNTY OF COOK)

I, GENA M. ROCHA, a Notary Public in and for said County and State, do hereby certify that **Jeremy E. Reis, the Vice President, General Counsel and Secretary** of Belgravia Group, Ltd., an Illinois corporation which is the manager of Belgravia Wabash Condominium LLC, an Illinois limited liability company, the manager of Wabash Condominium LLC, an Illinois limited liability company, the sole member of Wabash Parking LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, General Counsel and Secretary, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said corporation and such limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this SEPT 1, 2023.



Gena M. Rocha
Notary Public
My commission expires: 8/21/2025

EXEMPT UNDER 35ILCS 200/31-45 PARAGRAPH E AND COOK COUNTY UNDER PARAGRAPH E.	Send subsequent Tax Bills To:
<u>Jeremy E. Reis</u> Seller or Legal Representative	_____ (Name) _____ (Address) _____ (City, State, Zip)
Dated: <u>9/1/23</u>	

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1:

UNIT A-1 IN THE 405 N. WABASH PARKING CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 9, 11 AND 12 IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST ¼ OF SECTION 10 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM VARIOUS PARCELS FOR RAMPS AT LEVELS P-1 G-1, G2, G3, AND G4; WHICH SURVEY IS ATTACHED AS EXHIBIT A 2 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00977089 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED AS OF AUGUST 11, 1994 AND RECORDED AUGUST 26, 1994 AS DOCUMENT NUMBER 94758750, SETTLEMENT AGREEMENT AND COVENANT NOT TO SUE RECORDED DECEMBER 20, 2000 AS DOCUMENT 00998596, WAIVER RECORDED DECEMBER 20, 2000 AS DOCUMENT 00998597 AND AS AMENDED BY FIRST AMENDMENT RECORDED FEBRUARY 18, 2000 AS DOCUMENT 00122313, AMENDMENT TO RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 25, 2000 AS DOCUMENT NUMBER 00141935.

ADDRESS:

PARKING GARAGE AT 405 N. WABASH AVENUE, CHICAGO, ILLINOIS 60611

TAX PARCEL IDENTIFICATION NUMBER:

17-10-132-040-1001 - UNIT A-1

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or their 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 and hold title to real estate under the laws of the State of Illinois.

Dated: September 1, 2023

Grantor:

WABASH PARKING LLC,
a Delaware limited liability company

By: Wabash Condominium LLC,
an Illinois limited liability company, its sole member

By: Belgravia Wabash Condominium LLC, an Illinois limited liability company, its manager

By: Belgravia Group, Ltd.,
an Illinois corporation, its manager

By: *Jeremy E. Reis*
Jeremy E. Reis, Vice President, General Counsel and Secretary

Subscribed and sworn to before this 1 day of Sept, 2023

Gena M. Rocha
Notary Public



The grantee or its 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 and hold title to real estate under the laws of the State of Illinois.

Dated: _____, 2023

Grantee:

405 N. WABASH PARKING CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation

By: _____
Name: _____
Title: _____

Subscribed and sworn to before me by the said Manager this ___ day of _____, 2023

Notary Public

NOTE: 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.

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: 9 | 5 | 2023

SIGNATURE: David Gerson
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:

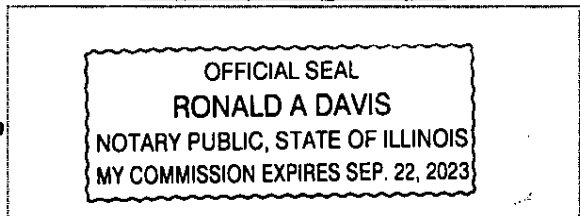
Ronald A. Davis

By the said (Name of Grantor): David Gerson

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 5 | 2023

NOTARY SIGNATURE: Ronald A. Davis



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: 9 | 5 | 2023

SIGNATURE: Paul Zacharek
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:

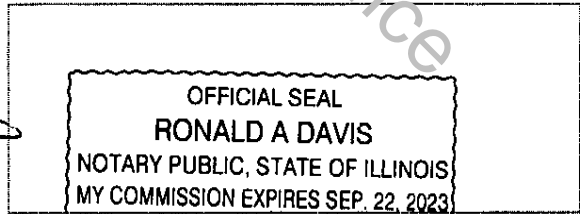
Ronald A. Davis

By the said (Name of Grantee): Paul Zacharek

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 5 | 2023

NOTARY SIGNATURE: Ronald A. Davis



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)**