



2329757001

Doc# 2329757001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/24/2023 09:56 AM PG: 1 OF 5

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(Space Above this Line for County Recorder's Use Only)

SPECIAL WARRANTY DEED

This Indenture, made as of this 3rd day of October, 2023, between Northwestern University, a corporation created and existing under and by virtue of the laws of the State of Illinois and authorized to transact business in the State of Illinois ("Grantor"), and Marciano Siniscalchi and Giulia Comar, residing at 250 E. Pearson Street, Unit 805, Chicago, IL 60611 (collectively, "Grantee"), as tenants by the entirety, **WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and Grantee's heirs, executors, successors and assigns, FOREVER, all of Grantor's interest in and to the real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, and Grantee's heirs, executors, successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and Grantee's heirs, executors, successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to: (i) general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, and (ii) all other matters whether or not of record (but only to the extent not done or suffered by Grantor, or persons claiming by, through or under Grantor as hereinabove provided).

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents, as of the day and year first above written.

Grantor:

Northwestern University, an Illinois corporation

By: *Amanda J. Diste*
Name: Amanda J. Diste
Its: Vice President and
Chief Financial Officer

Attested By: *Matthew Kopp*
Name: Matthew Kopp
Its: Associate General Counsel and Secretary

Exempt under the provisions of
Real Estate Transfer Tax Act
(35 ILCS 200/31-45(b)(3))

By: *Matthew Kopp*
Agent of Grantor
Date: October 3, 2023

REAL ESTATE TRANSFER TAX		24-Oct-2023
CHICAGO:		2,471.25
CTA:		988.50
TOTAL:		3,459.75 *
17-03-228-032-1010 20230901638180 0-579-664-848		

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

This Deed was prepared by:
J.E. Rothschild
Rothschild, Barry & Myers LLP
150 S. Wacker Drive, Suite 3025
Chicago, IL 60606

Return after recording to:
Marciano Siniscalchi
250 E. Pearson Street, Unit 805
Chicago, IL 60611

REAL ESTATE TRANSFER TAX		24-Oct-2023
COUNTY:		164.75
ILLINOIS:		0.00
TOTAL:		164.75
17-03-228-032-1010 20230901638180 0-857-081-808		

Send Subsequent Tax Bills to:
Marciano Siniscalchi
250 E. Pearson Street, Unit 805
Chicago, IL 60611

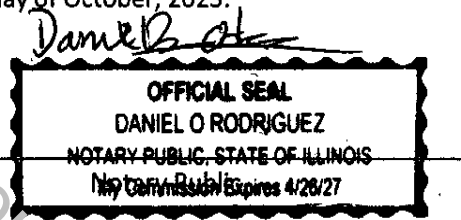
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ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Daniel O. Rodriguez a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Amanda J. Distel, personally known to me to be the Vice President and Chief Financial Officer of Northwestern University, an Illinois corporation, and Matthew Kopp, personally known to me to be the Associate General Counsel and Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Associate General Counsel and Secretary, they signed and delivered the said instrument, pursuant to authority, given by the Board of Trustees of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 3rd day of October, 2023.



Notary Public of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1: UNIT 805 IN THE PEARSON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4, 6, 7 AND 8 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0317834093 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-84, SSB-85 AND SG-25, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Commonly known as 250 E. Pearson #505, Chicago, IL ~~60610~~
60611

17-03-228-032-1010

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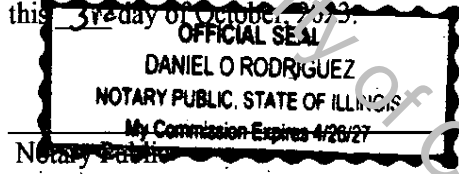
STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of his knowledge, 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: October 7, 2023

Signature: *Amanda J. Distel*
Amanda J. Distel, Agent for Grantor

Subscribed and sworn to before me
this 3rd day of October, 2023.



Daniel Rodriguez

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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 19, 2023

Signature: *Marciano Siniscalchi*
Marciano Siniscalchi, Grantee

Subscribed and sworn to before me
this 19th day of October, 2023.

J.E. Rothchild
J.E. Rothchild, 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. [Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]