



Doc# 2400557005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2024 09:39 AM PG: 1 OF 5

QUIT CLAIM DEED

Mail To:

Alpha 9 WC, LLC
PO Box 1751
West Chester, OH 45071

Name and Address of

Taxpayer/Grantee:

Alpha 9 WC, LLC
PO Box 1751
West Chester, OH 45071

RECORDER'S STAMP

THE GRANTOR(S) **Alpha 9 Enterprises, Inc., an Ohio Corporation**- for and in consideration of ten (\$10) DOLLARS and other good and valuable consideration in hand paid:

CONVEY(S) AND QUIT CLAIM(S) to **Alpha 9 WC, LLC, an Ohio Limited Liability Company**- all interest in the following described real estate situated in the city of Chicago, county of Cook, state of Illinois, to wit:

LEGAL DESCRIPTION:

See Attached Legal Description

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

17-09-314-021-1112 (unit)
17-09-314-021-1353 (parking spot)

200 N. Jefferson Unit 1604 and P-155
Chicago, IL 60661

SUBJECT TO: N/A

In Witness Whereof, **Alpha 9 Enterprises, Inc., an Ohio Corporation**, has hereunto set its hand and seal.

12/6/23

Alpha 9 Enterprises, Inc, an Ohio Corporation

Date

By: Andy Patel

Its: Duly Authorized Signatory

UNOFFICIAL COPY

STATE OF OHIO }

County of Bu }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Andy Patel** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 6 day of December, 2023.

Paulette Helm
Notary Public






PAULETTE HELM
Notary Public, State of Ohio
My Comm. Expires Nov. 14, 2025

My commission expires on 11-14-2025.

Exempt Under Real Estate Transfer Tax Law 35ILCS 200/31-45 sub par. E
and Cook County Ordinance 93-027 par. 4
Date 12/14/2023 Sign Kathleen Robson Gordon

Name and Address of Preparer:
Kathleen Robson Gordon, Attorney at Law
Robson & Lopez LLC
121 S. Western Avenue Unit 1
Chicago, IL 60612
robson@robsonlopez.com

| | | |
|---|----------|-------------|
| REAL ESTATE TRANSFER TAX | | 05-Jan-2024 |
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |
| 17-09-314-021-1112 20240101607111 0-133-916-720 | | |
| * Total does not include any applicable penalty or interest due. | | |

| | | |
|---|-----------|-------------|
| REAL ESTATE TRANSFER TAX | | 05-Jan-2024 |
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 17-09-314-021-1112 20240101607111 0-074-573-872 | | |

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 23CSA046584LP

For APN/Parcel ID(s): 17-09-314-021-1112 and 17-09-314-021-1353

UNIT NUMBER 1604 AND P-155 INCLUSIVE IN JEFFERSON TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1 AND 2 IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO,

PARCEL 2: THE 20 FOOT VACATED ALLEY SOUTH AND ADJOINING SAID LOTS 1 AND 2; ALSO,

PARCEL 3: LOTS 3, 4, 5, 6, 7, 8 AND 9 (EXCEPT THE NORTH 10 FEET OF EACH SAID LOTS CONVEYED FOR A PUBLIC ALLEY) IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO,

PARCEL 4: ALL OF LOTS 1 AND 4 LYING WEST OF THE LINE (HEREINAFTER CALLED THE DIVISION LINE) BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 49.65 FEET EAST OF THE NORTH WEST CORNER THEREOF, THENCE RUNNING SOUTH ALONG THE EAST FACE OF A BRICK WALL TO A POINT ON THE SOUTH LINE OF SAID LOT 4 WHICH IS 50.18 FEET EAST OF THE SOUTH WEST CORNER THEREOF IN BLOCK 25 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT

(EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°00'43" WEST, ALONG THE WEST LINE THEREOF, 25.26 FEET; THENCE SOUTH 89°55'59" EAST, 1.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°55'59" EAST, 57.12 FEET; THENCE NORTH 00°05'20" EAST, 28.48 FEET; THENCE SOUTH 89°53'53" EAST, 73.96 FEET; THENCE NORTH 00°06'07" EAST, 6.82 FEET; THENCE SOUTH 89°53'53" EAST, 17.72 FEET; THENCE SOUTH 00°15'38" EAST, 37.41 FEET; THENCE SOUTH 76°01'37" WEST, 94.92 FEET; THENCE NORTH 00°07'01" WEST, 1.03 FEET; THENCE NORTH 89°38'52" WEST, 37.86 FEET; THENCE NORTH 00°02'54" WEST, 10.31 FEET; THENCE NORTH 89°56'21" WEST, 19.06 FEET; THENCE NORTH 00°00'48" EAST, 13.66 FEET TO THE POINT OF BEGINNING;

ALSO, EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A SLANTED PLANE DEFINED BY THE HEREINAFTER DESCRIBED POINTS "A", "B" AND "C" AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE

UNOFFICIAL COPY

LEGAL DESCRIPTION

(continued)

CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°00'43" WEST, ALONG THE WEST LINE THEREOF, 25.26 FEET; THENCE SOUTH 89°55'59" EAST, 1.52 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO HORIZONTALLY POINT "A" WHICH HAS AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM; THENCE SOUTH 89°55'53" EAST, 57.12 FEET, TO A POINT, SAID POINT BEING ALSO HORIZONTALLY POINT "B" WHICH HAS AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM; THENCE NORTH 00°05'20" EAST, 28.48 FEET TO A POINT, SAID POINT BEING ALSO HORIZONTALLY POINT "C" WHICH HAS AN ELEVATION OF +30.18 FEET ABOVE CHICAGO CITY DATUM; THENCE NORTH 89°53'53" WEST, 57.16 FEET; THENCE SOUTH 00°00'48" WEST, 28.51 FEET TO THE POINT OF BEGINNING;

ALSO, EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°00'00" EAST, ALONG THE EAST LINE THEREOF, 98.04 FEET, THENCE NORTH 90°00'00" WEST, 18.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, 9.42 FEET; THENCE NORTH 90°00'00" WEST, 12.54 FEET; THENCE NORTH 00°00'00" EAST, 8.43 FEET; THENCE NORTH 90°00'00" WEST, 4.38 FEET; THENCE NORTH 00°00'00" EAST, 19.45 FEET; THENCE NORTH 89°59'43" EAST, 22.62 FEET; THENCE SOUTH 00°00'00" WEST, 7.82 FEET; THENCE SOUTH 90°00'00" EAST, 12.22 FEET; THENCE SOUTH 00°17'16" WEST, 29.48 FEET; THENCE NORTH 90°00'00" WEST, 17.78 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS,

TO WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0536327117, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

UNOFFICIAL COPY

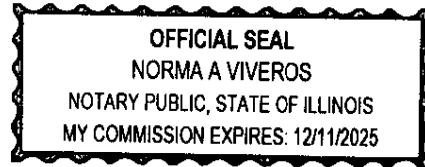
STATEMENT OF GRANTOR/GRANTEE

The grantor or his 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 title to real estate under the laws of the State of Illinois.

Dated December 14, 2023 Signature: Kathleen Robson Gordon
Grantor or Agent

Subscribed and sworn to before me by the said Kathleen Robson Gordon this 14th day of December

2023.
Notary Public Norma A. Viveros

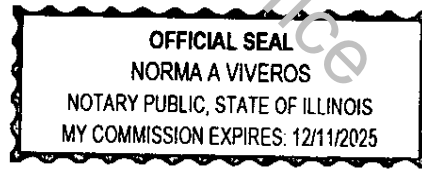


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated 12/14/2023 Signature: Kathleen Robson Gordon
Grantee or Agent

Subscribed and sworn to before me by the said Kathleen Robson Gordon this 14th day of December

2023.
Notary Public Norma A. Viveros



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.