

# UNOFFICIAL COPY



Doc# 2404546053 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2024 02:20 PM PG: 1 OF 7

When recorded, return deed  
And mail tax bills to:  
1308 NORTH SHORE APTS LLC  
10 South La Salle Street, Suite  
21910, Chicago, IL 60603

CPT23-95147-ESROW

18/30

## SPECIAL WARRANTY DEED

The Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420 ("Grantor"), for and in consideration of the sum of \$127,113.60 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, and conveys to 1308 NORTH SHORE APTS LLC, an Illinois limited liability company, whose address is 10 South La Salle Street, Suite 21910, Chicago, IL 60603 ("Grantee"), all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, legally described and known as follows: **SEE ATTACHED EXHIBIT A**

~~UNIT 1314-G TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1308-18 WEST NORTH SHORE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0419721049, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to The Secretary of Veterans Affairs by instrument recorded on 05/11/2023 at Doc#: 2313140029 with the Recorder of Cook County, Illinois.

Permanent Index No: 11-32-306-020-1012

Property Address: 1314 West North Shore Avenue G, Chicago, IL 60626. This address is provided for informational purposes only.

Together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: current taxes assessments, reservations in patents and all easements, rights of way, encumbrances, liens covenants, conditions, restrictions, obligations and liabilities as may appear of record.

PROPER TITLE, LLC

S  
P  
S  
SC  
INT

# UNOFFICIAL COPY

Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

Dated this 25 day of January, 2024.

[Signature Page Follows]

File Number 163669

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## EXHIBIT A

Units 1314-G, in 1308-18 West North Shore Condominium as delineated on a Survey of the following described real estate:

Lots 13 and 14 and the West 1/2 of Lot 15 in Block 3 in the North Shore Boulevard Subdivision of the East 1/2 of the Southwest 1/4 of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, (except the South 30 acres thereof) in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded July 15, 2004 as Document 0419727049, as amended from time to time, together with an undivided percentage interest in the common elements, in Cook County, Illinois

Parcel 2: The exclusive right to the use of G-4, a limited common element as depicted on the survey attached to the Declaration aforesaid recorded as Document number 0419727049.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

31-Jan-2024



**CHICAGO:**

0.00

**CTA:**

0.00

**TOTAL:**

0.00

11-32-306-020-1012 | 20240101622298 | 1-073-290-288

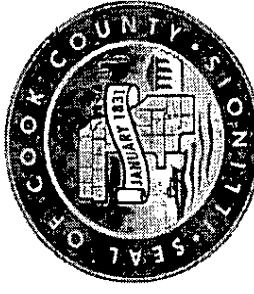
\* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

UNOFFICIAL COPY

31-Jan-2024

REAL ESTATE TRANSFER TAX



COUNTY:  
ILLINOIS:  
TOTAL:

0.00  
0.00  
0.00

11-32-306-020-1012

20240101622298

0-306-977-840

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

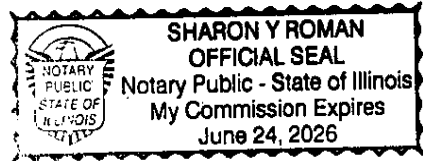
## STATEMENT BY GRANTOR AND GRANTEE

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 2/13/24

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Agent  
dated February 13, 2024



Notary Public [Signature]

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

Dated 2/13/24

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said Agent  
dated February 13, 2024



Notary Public [Signature]

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

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**