

2

Parcels 12-114

UNOFFICIAL COPY

212359C



2418408063

**PREPARED BY AND
UPON RECORDING RETURN TO:**

Katten Muchin Rosenman LLP
525 W. Monroe St.
Chicago, IL 60661
Attn: David P. Cohen

Doc# 2418408063 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 7/2/2024 2:53 PM
PAGE: 1 OF 6

(THE ABOVE AREA IS FOR THE SOLE USE OF THE RECORDING CLERK)

SPECIAL WARRANTY DEED

THIS INDENTURE made this 21st day of MAY, 2024, by EAST LAKE MANAGEMENT & DEVELOPMENT CORP., an Illinois corporation ("Grantor"), for the benefit of HAMPTON 5 LLC, an Illinois limited liability company ("Grantee"). The words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural, and the parties' respective heirs, legal representatives, successors and assigns;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land described in Exhibit "A" attached hereto and incorporated herein by reference, together with all structures and improvements located thereon ("Property"). The Property is conveyed subject and subordinate to all matters described in Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit of the Grantee and the heirs, legal representatives, successors and assigns of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the lawful claims of all persons and entities claiming by, through and under Grantor.

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this deed to be executed under seal as of the date first above written.

EAST LAKE MANAGEMENT & DEVELOPMENT CORP.,
an Illinois corporation

By: *Elzie Higginbottom*
Elzie Higginbottom, President

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on this 21st day of MAY, 2024, by Elzie L. Higginbottom, President of East Lake Management & Development Corp., an Illinois corporation.

Witness my hand and official seal or stamp.

M L Carnahan Kucharz
Signature of Notary Public

(Seal)



REAL ESTATE TRANSFER TAX		02-Jul-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-27-302-019-0000 20240701644625 1-790-907-184		

REAL ESTATE TRANSFER TAX		02-Jul-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-27-302-019-0000 20240701644625 1-777-066-800		

* Total does not include any applicable penalty or interest due

Special Warranty Deed
Office Campus Refinance

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-4B
sub par. e and Cook County Ord. 93-0-27 par. e
Date 7-2-24 Sign. *M L Carnahan Kucharz*

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 12:

LOTS 28 TO 36, BOTH INCLUSIVE, (EXCEPT THAT PART OF SAID LOT 28 LYING NORTH OF A LINE 219.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF E. 28TH STREET) IN JOHN G. BARRETT'S SUBDIVISION OF BLOCK 88 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THE EAST HALF OF THE VACATED 16 FOOT ALLEY LYING WEST OF AND ADJOINING LOTS 28, 29, 30 AND THE NORTH 18 FEET OF LOT 31 (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE 219.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF E. 28TH STREET), ALSO THE EAST 7.50 FEET OF THE VACATED 16 FOOT ALLEY LYING WEST OF AND ADJOINING LOTS 31 TO 36 (EXCEPT THE NORTH 18 FEET OF SAID LOT 31) IN JOHN G. BARRETT'S SUBDIVISION, AFORESAID.

PARCEL 13:

A STRIP OF LAND 30.0 FEET IN WIDTH OF THE FOLLOWING DESCRIBED LOTS TAKEN AS A TRACT:

LOTS 27 AND 28 (EXCEPT THAT PART OF LOT 27 LYING NORTH OF A LINE 189.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF E. 28TH STREET AND EXCEPT THAT PART OF LOT 28 LYING SOUTH OF A LINE 219.0 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF E. 28TH STREET), IN JOHN G. BARRETT'S SUBDIVISION OF BLOCK 88 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 14:

A STRIP OF LAND 30.0 FEET IN WIDTH OF THE FOLLOWING DESCRIBED LOTS TAKEN AS A TRACT:

LOTS 45 AND 46 (EXCEPT THAT PART OF LOT 45 LYING SOUTH OF A LINE 219.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF E. 28TH STREET, EXCEPT THAT PART OF LOT 46 LYING NORTH OF A LINE 189.0 FEET SOUTH OF SAID SOUTH LINE OF E. 28TH STREET, EXCEPT THE WEST 64.0 FEET OF SAID LOTS 45 AND 46, EXCEPT THE EAST 36.0 FEET OF LOT 45 AND EXCEPT THE EAST 35.0 FEET OF LOT 46) IN JOHN G. BARRETT'S SUBDIVISION OF BLOCK 88 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39

UNOFFICIAL COPY

NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PINS:

17-27-302-019-0000
17-27-302-020-0000
17-27-302-021-0000
17-27-302-031-0000
17-27-302-028-0000

ADDRESS:

2850 S. WABASH AVENUE, CHICAGO, ILLINOIS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

LIST OF EXCEPTIONS

1. Taxes and assessments which are a lien, but which are not yet billed, or are billed but are not due and payable and any assessments not shown on the public record.
2. Easements, covenants, conditions, restrictions, agreements and/or reservations of record and easements or claims of easement not shown on the public record.
3. Any laws, regulations or ordinances (including, but not limited to, zoning, building and environmental matters) as to the use, occupancy, subdivision or improvement of the Property adopted or imposed by any governmental agency.
4. All matters which would be shown on an accurate survey of the Property.
5. The rights of tenants, as tenants only, under the leases for the Property.

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

Date: 6-30-2024

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on this 30th day of JUNE, 2024

(Impress Seal Here)



[Handwritten Signature]
Notary Public

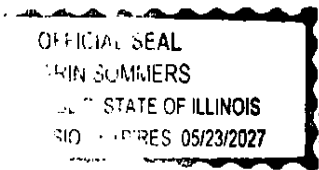
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: 6-30-2024

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on this 30th day of JUNE, 2024

(Impress Seal Here)



[Handwritten Signature]
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 a Class A misdemeanor for subsequent offenses.

