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First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Corporation**



Doc#: 0902226210 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/22/2009 01:26 PM Pg: 1 of 3

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THE GRANTOR, Opie, LLC, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Magoo Ventures LLC, of 220 Channahon Street, Shorewood, IL 60404, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY


SUBJECT TO: Real Estate taxes for 2008 and subsequent years, easements and restrictions of record.

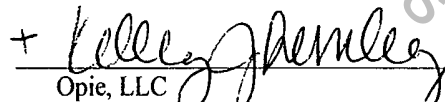
Permanent Real Estate Index Number(s): 10-31-308-018-0000

Address(es) of Real Estate: 6466 North Sayre Avenue, Chicago, IL 60631

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this

22nd day of December, 2008

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Opie, LLC

+ 
Opie, LLC

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STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David A. Lemley and Kelley Lemley are personally known to me to be the members of the Opie, LLC corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors 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 22 day of December, 2008.



Susan M Davidson
(Notary Public)

Prepared by:
Susan M. Davidson
798 East Gartner
Naperville, IL 60540

Mail to:
Magoo Ventures LLC
220 Channahon Street
Shorewood, IL 60404

Name and Address of Taxpayer:
Magoo Ventures LLC
220 Channahon Street
Shorewood, IL 60404

COUNTY TAX
REVENUE STAMP
JAN.-2.09

SEAL OF COOK COUNTY ILLINOIS

COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000059093

REAL ESTATE TRANSFER TAX
00200.00
FP 103028

STATE TAX
DEPARTMENT OF REVENUE
JAN.-2.09

SEAL OF STATE OF ILLINOIS

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

0000058885

REAL ESTATE TRANSFER TAX
00400.00
FP 103027

CITY TAX
CITY OF CHICAGO
JAN.-2.09

SEAL OF CITY OF CHICAGO ILLINOIS

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

5682000000

REAL ESTATE TRANSFER TAX
04200.00
FP 102812

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Exhibit "A" – Legal Description

LOT 1 IN BARNETT'S HILLCREST SUBDIVISION, A RESUBDIVISION OF BLOCK 45 IN NORWOOD PARK IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office