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THIS DOCUMENT WAS PREPARED BY:

Jeremy E. Reis, Esq.

RUTTENBERG & RUTTENBERG
833 N. Orleans Street, Suite 400
Chicago, IL 60610

AFTER RECORDING, RETURN

TO:

11./39

Leving Rosen LA

12824338380

Doc#: 1202433030 Fee: \$46.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 01/24/2012 09:31 AM Pg: 1 of 5

WARRANTY DEED

THIS INDENTURE is made as of this 21st day of December, 2011 by and between 3FCB I LLC Holdings 1, an Illinois limited fiability company ("Grantor"), having a mailing address of 833 N. Orleans, Suite 400, Chicago Illinois 60610 and Benjamin Noven, ("Grantee"), having a mailing address of 3541 N. Lawndale, Chicago, Illinois 60618.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Crok, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hareby made a part hereof, Subject to those exceptions set forth on **Exhibit 3** stached hereto

WITH all hereditaments and appurtenances thereunto appertaining, here by releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

STEWART TITLE COMPANY 2855 West Army Trail Road, Suite 110 Addison, IL 60101 630-889-4000

S SCAN

1202433030 Page: 2 of 5

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 21st day of December, 2011.

> 3FCB I LLC Holdings 1, an Illinois limited liability company

By: 3F Properties LLC, its manager

State of Illinois

County of Cook

Its:

Columnsi The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Andrew Friestedt and Michael Coloy, Managers of 3F Properties LLC, personally known to me to be the Managers of 3FCB I LLC Holdings 1, an Illinois limited liability company, and the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 21st day of December, 201

Commission expires:

OFFICIAL SEAL PAULETTE J. WITSCHI Notary Public - State of Illinois ily Commission Expires Nov 30, 2014

> City of Chicago Dept. of Revenue

617644

12/27/2011 13:52

dr00193

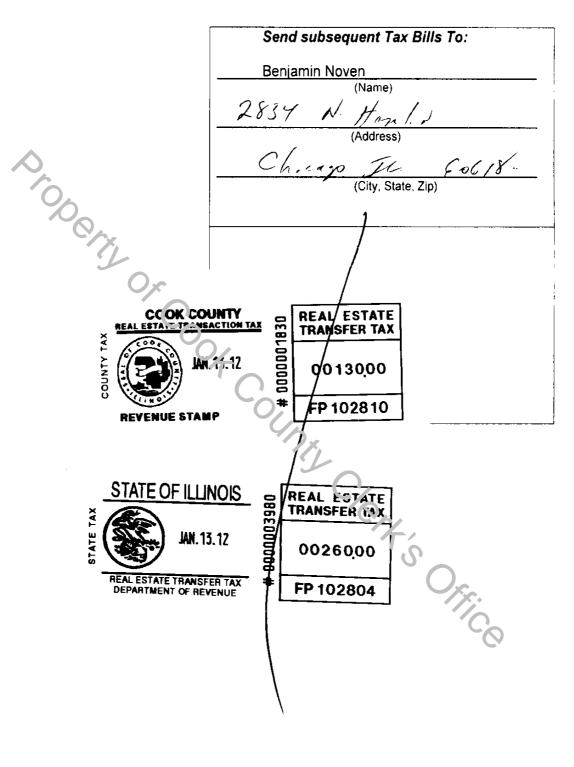
Real Estate Transfer Stamp

\$2,730.00

Batch 3,961,205

1202433030 Page: 3 of 5

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1202433030 Page: 4 of 5

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EXHIBIT A

Legal Description

LOT 10 IN ERNST STOCKS NORTHWEST ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 5 ACRES OF LOT 12 IN DAVLIN, KEYYEY CARROL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

13-26-126-035-0000

COMMON ADDRESS:

Or Coot County Clert's Office

1202433030 Page: 5 of 5

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2011 and subsequent years.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY____

COOK COUNTY
SECONDER OF DEEDS
SCANNED BY_____