UNOFFICIAL CO

Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 02/09/2012 10:51 AM Pg: 1 of 2

WARRANTY DEED (Limited Liability Company to Individual) Prepared by and Mail to:

Irene S. Brewick Williams & Baerson LLC One N. LaSalle Street, Suite 1350 Chicago, IL 60602

THE GRANTOR, 31th STREET PROPERTIES, LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois, 302 Saunders, Suite 300, Riverwoods, IL 60015, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, hereby CONVEYS AND WARRANTS to Joan Sipich, 2737 S. Princeton Ave., Chicago, IL 60616, all right, title and interest in and to the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 12 IN SUBBLOCK 1 IN BLOCK 4 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-33-201-005-0000

Address of Property: 3115 S. Shields Ave.

Chicago, IL 60609 60616

Together with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO: general real estate taxes not yet due and payable; covenants, conditions, and restrictions of record; building lines and easements; leases; acts done or suffered by the grantee.

Dated this 28th day of December, 2011.

31st STREET PROPERTIES, LLC

TRUSTET MARK J. SIPICH REV. TRUST

MJ 4/27/99

BOX 334 CT*

1204011136D Page: 2 of 2

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STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

TRUSTER AS Afonsaid,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark Sipich, Member of 31st Street Properties, LLC, an Illinois limited liability company, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this

Motary Public GEFICIAL SEAL

Vallessa A Latson Notary Fiolic, State of Illinois

Send subsequent the favore 5/13/2012

Joan Sipich

2737 S. Princeton Ave.

Chicago, IL 60616

REAL ESTATE TRANSFER

ILLINOIS:

AVZO11 ACOUNTY CLOPATS OFFICE соок

TOTAL:

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REAL ESTATE TRANSFER

CHICAGO:

CTA: TOTAL:

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