



WARRANTY DEED
INDIVIDUAL TENANCY
ILLINOIS

Doc#: 1225142061 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/07/2012 09:32 AM Pg: 1 of 2

UPON RECORDING MAIL TO:

Gregory A. Braun, Esq.
McCormick Braun Friman, LLC
Two North La Salle Street, Suite 1250
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Boneh Holdings, LLC
c/o McCormick Braun Friman, LLC
Two North La Salle Street, Suite 1250
Chicago, Illinois 60602

The grantor, **1015 N. Lavergne, LLC**, an Illinois limited liability company, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **Boneh Holdings, LLC**, an Illinois limited liability company, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

LOT 24 AND THE WEST 1/2 OF LOT 23 IN BLOCK 3 IN M.D. BIRGE AND COMPANY'S SECOND SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2011 and subsequent years; and acts done or suffered by Grantee.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Grantor hereby fully warrants title and WILL WARRANT AND DEFEND the said real estate against all persons claiming by, through or under Grantor whomsoever, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: **16-04-413-001-0000**
Address of Real Estate: **1015 N. Lavergne Ave. - Street**
Chicago, IL 60651 - 3125

Dated this 24 day of August, 2012

1015 N. Lavergne, LLC, an Illinois limited liability company,

By: **Icon Capital Group, Inc.**, an Illinois corporation, or one of its Members

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By: *[Signature]*
Dan Rosenberg, one of its Members

By: *[Signature]*
Liane Torcoletti, President

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dan Rosenberg and Liane Torcoletti, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument in their capacities set forth above, being duly authorized, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of August, 2012.

WARREN E. SILVER
Notary Public - State of Illinois
My Commission Expires 08/25, 2013

[Signature]
Notary Public

My Commission Expires

This instrument prepared by: Warren E. Silver, Esq., Suite 102, 1700 West Irving Park Road, Chicago, Illinois 60613

UNOFFICIAL COPY

Property of Cook County Clerk's Office


16-04-413-001-0000 | 20120801605396 | NECY9F

REAL ESTATE TRANSFER 08/28/2012

CHICAGO: \$1,687.50

CTA: \$675.00

TOTAL: \$2,362.50



REAL ESTATE TRANSFER 08/28/2012

		COOK	\$112.50
		ILLINOIS:	\$225.00
		TOTAL:	\$337.50

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