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Doc#: 1231901051 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2012 10:50 AM Pg: 1 of 4

**THIS DOCUMENT WAS
PREPARED BY:**

Jeremy E. Reis, Esq.
RUTTENBERG & RUTTENBERG
833 N. Orleans Street, Suite 400
Chicago, IL 60610

AFTER RECORDING, RETURN TO:

James C. Vito, Esq.
PONTICELLI & VITO
1480 Renaissance Drive
Suite 209
Park Ridge, Illinois 60068

01146 - 5435 1/2

WARRANTY DEED

THIS INDENTURE is made as of this ²⁵25th day of October, 2012 by and between **3FCB I LLC Holdings 8, an Illinois limited liability company** ("Grantor"), having a mailing address of 833 N. Orleans, Suite 400, Chicago, Illinois 60610 and **Glen W. Hassler and Carol L. Hassler, as Trustees of the Hassler Family Trust, dated June 23, 2000**, ("Grantee"), having a mailing address of 21 Camino del Diablo, Orinda, California 94563.

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 Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto.

WITH all hereditaments and appurtenances thereunto appertaining, hereby 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
2055 W. Army Trail Road, Suite 111
Addison, IL 60101
630-239-4999

S X
P 4
S N
SC y
INT JA




CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 32523

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this
26th day of October, 2012.
25

3FCB I LLC Holdings 8,
an Illinois limited liability company

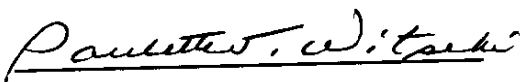
By: 3F Properties LLC, its manager

By: 
Andrew Friestedt
Its: Manager

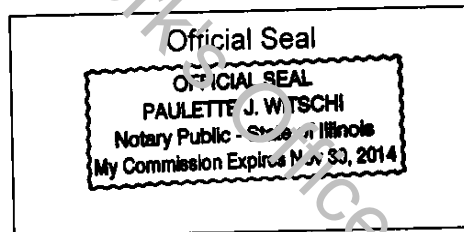
State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Andrew Friestedt, a Manager of 3F Properties LLC, personally known to me to be a Manager of 3FCB I LLC Holdings 8, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26th day of October, 2012.
25


Notary

Commission Expires: 11/30/2014



Send Subsequent Tax Bills To:

Glen W. Hassler and Carol L. Hassler
(Name)

21 Camino del Diablo
(Address)

Orinda, CA 94563
(City, State, Zip)

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EXHIBIT A

LEGAL DESCRIPTION

LOT 34 AND THE EAST 1/2 OF THE ALLEY WEST OF AND ADJOINING LOT 34 IN FEUERBORN AND KLODE'S ELM STREET ADDITION TO PARK RIDGE, A SUBDIVISION OF PART OF LOT 8 IN CHRISTIAN GRUPE SUBDIVISION OF SECTIONS 26 AND 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

09-26-306-028-0000

COMMON ADDRESS:

306 N. Lincoln Avenue, Park Ridge, IL 60068

REAL ESTATE TRANSFER	10/29/2012
COOK	\$157.50
ILLINOIS:	\$315.00
TOTAL:	\$472.50

09-26-306-028-0000 | 20121001605138 | WCBN9F



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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2012 and subsequent years.
2. Encroachment of fence belonging to subject land over and onto land Southerly of and adjoining a distance of 2.28 feet, more or less, as disclosed by survey dated October 16, 2012 by Andrzej Murzanski Land Surveyors, Inc. as job no. 121017C.

Note: Encroachment Endorsement approved for final loan policy (10/19/2012 km)

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