

ILLINOIS



Doc#: 1316418063 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 06/13/2013 02:57 PM Pg: 1 of 3

*Above Space for Recorder's Use Only*

THE GRANTOR, Harlem & Grand LLC, an Illinois limited liability company, with offices at 7415 Madison Street, Suite F, Forest Park, IL 60130, pursuant to the authority of the members of said limited liability company, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Wolf Meisels and Rachel Meisels as to an undivided 82% (eighty-two percent) interest, and Joseph Meisels as to an undivided 13% (eighteen percent) interest (GRANTEES), of 5534 Bluebell Avenue, Valley Village, California 91607, the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit (*See page 3 for legal description attached hereto and made part hereof*):

Address of Real Estate: 7180 Grand Avenue, Chicago, Illinois 60707

Permanent Real Estate Index Numbers: 13-30-324-024-0000  
13-30-324-025-0000  
13-30-324-026-0000

1073

FEDERAL NATIONAL TITLE 52010889

Together with all and singular of the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the GRANTEE forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- 1 Second Installment general real estate taxes for 2012 and subsequent years.
2. Lease made by Harlem & Grand, LLC to JP Morgan Chase Bank, NA dated February 22, 2010, a memorandum of which was recorded May 4, 2011 as document No. 1112433035, demising the land for a term of 20 (twenty) years

3 pgs

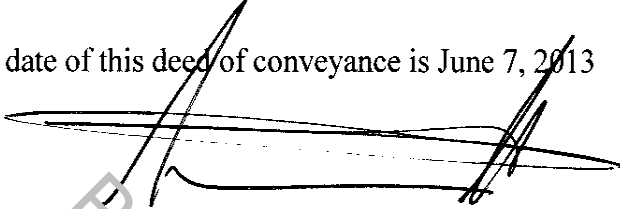
# UNOFFICIAL COPY

along with 4 (four) options of 5 (five) years each to renew the terms of the lease, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

3. Acts done or suffered by GRANTEE.

The date of this deed of conveyance is June 7, 2013

By:



Mariano Mollo, Managing Manager

State of Illinois )  
 ) ss.  
 County of Cook )

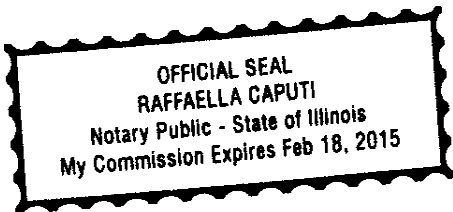
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mariano Mollo, personally known to me to be the Managing Manager of Harlem & Grand, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the Operating Agreement of said company as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 12<sup>th</sup> day of June 2013

  
 Notary Public

2-18-2015

My commission expires:



**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as: 7180 Grand Avenue  
Chicago, Illinois 60707



Legal Description:


PARCEL 1:

LOTS 21, 22, 23 AND 24 IN GEORGE W. PRASSA'S ADDITION TO MONTCLARE, A SUBDIVISION IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 25, 26, 27 AND 28 IN GEORGE W. PRASSA'S ADDITION TO MONTCLARE, A SUBDIVISION IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

<b>REAL ESTATE TRANSFER</b>	06/13/2013		
 	<b>COOK</b>	\$1,711.75	
	<b>ILLINOIS:</b>	\$3,423.50	
	<b>TOTAL:</b>	\$5,135.25	
13-30-324-024-0000   20130601602229   9BZW8S			

<b>REAL ESTATE TRANSFER</b>	06/13/2013		
	<b>CHICAGO:</b>	\$25,676.25	
	<b>CTA:</b>	\$10,270.50	
	<b>TOTAL:</b>	\$35,946.75	
13-30-324-024-0000   20130601602229   FG6GTS			

This instrument was prepared by

Joseph A. Riccelli, Esq.  
127 W. Willow Avenue  
Wheaton, Illinois 60187

Send subsequent tax bills to:

Joe Meisels  
5534 Bluebell Ave.  
Valley Village, CA  
91607

Recorder-mail recorded document to:

Joe Meisels  
5534 Bluebell Ave.  
Valley Village, CA 91607