

# UNOFFICIAL COPY



Upon recording return to:

Christian Chenoweth  
180 N. LaSalle 37<sup>th</sup> Floor  
Chicago, IL 60601

Doc#: 1321235041 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/31/2013 10:04 AM Pg: 1 of 3

## WARRANTY DEED

THE GRANTOR, **MASON DEBT ACQUISITIONS, LLC - JK PROPERTIES SERIES**, an Illinois limited liability company, having an address at 1240 Meadow, Suite 500, Northbrook, Illinois 60062, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS to **BMW PROPS LLC**, an Illinois limited liability company, having an address at 521 Adare Road, Bartlett, Illinois 60103, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

Permanent Real Estate Index Number(s): 20-21-321-033-0000  
Address of Real Estate: 7040-42 S. Emerald Ave., Chicago, Illinois 60621

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its manager, this 21<sup>st</sup> day of June, 2013.

Mason Debt Acquisitions, LLC - JK Properties Series, an Illinois limited liability company

By:   
Name: Bruce Teitelbaum  
Its: manager

This Instrument was prepared by Charles J. Mack, Wolin & Rosen, Ltd., 55 West Monroe Street, Suite 3600, Chicago, Illinois 60603.

REAL ESTATE TRANSFER		07/10/2013	
	COOK		\$32.00
	ILLINOIS:		\$64.00
	TOTAL:		\$96.00
20-21-321-033-0000   20130601608221   4NC6KD			

REAL ESTATE TRANSFER		07/10/2013	
	CHICAGO:		\$480.00
	CTA:		\$192.00
	TOTAL:		\$672.00
20-21-321-033-0000   20130601608221   P9LT4V			

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STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that Bruce Teitelbaum, personally known to me to be the manager of MASON DEBT ACQUISITIONS, LLC - JL PROPERTIES SERIES, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of June, 2013.

  
\_\_\_\_\_  
Notary Public



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## EXHIBIT "A" LEGAL DESCRIPTION

Common Address: 7040-42 S. Emerald Avenue, Chicago, IL 60621

PIN: 20-21-321-033-0000

LOT 17 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOT 18 IN BLOCK 5 IN BECK'S  
SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38  
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office