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THIS DOCUMENT WAS PREPARED BY:

Jeremy E. Reis, Esq. Ruttenberg Gilmartin Reis LLC 833 N. Orleans Street, Suite 400 Chicago, IL 60610

AFTER RECORDING, RETURN TO:

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Doc#: 1328226094 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 10/09/2013 03:25 PM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE is made as of this 29th day of August, 2013 by and between **3FCB I** LLC Holdings 9, an Illinois limited liability company ("Grantor"), having a mailing address of 2 N. Riverside Plaza, Suite 1250, Chicago, Illinois \$0606 and **Sandrades Marquez** ("Grantee"), having a mailing address of 3724 W. Montrose, Chicago, IL 60618.

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 legeto.

WITH all hereditaments and appurtenances thereunto appertaining, herery 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 Rd. Sulte 110
Addison, IL 60101
630-889-4050

REAL ESTATE TRANSFER		09/03/2013
	CHICAGO:	\$1,927.50
	CTA:	\$771.00
Dies will	TOTAL:	\$2,698.50
13-17-102-069-	0000 201308016082	78 TSSR79

REAL ESTATE TRANSFER		09/05/2013
	COOK	\$128.50
	ILLINOIS: TOTAL:	\$257.00 \$385.50
13-17-102-069-000	0 2013080160827	78 AJL5NZ

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 29th day of August, 2013.

3FCB I LLC Holdings 9, 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 Priestodt, a Manager of 3F Properties LLC, personally known to me to be a Manager of 3FCB I LLC Politings 9, 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 29th day of August, 2013.

Notary

Commission Expires: 3/11/2017

Cfficial Seal

OFFICIAL SEAL JEREMY E. NEIS

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES MAPCH 16, 2017

Send Subsequent Tax Bills To:

Sandradee Marquez

(Name)

6001 W. Gunnison Street

(Address)

Chicago, IL 60630

(City, State, Zip)

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EXHIBIT A

LEGAL DESCRIPTION

THE NORTH I35.75 FEET OF LOT 8 (EXCEPT THE WEST 66 FEET THEREOF) IN BLOCK 1 IN FREDERICK H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION IN THE NORTH WEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOT 8 WHICH POINT IS 15 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 8 THENCE NORTH TO THE NORTH EAST. CORNER OF SAID LOT 8, THENCE WEST ON THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 45 FEET, THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

13-17-102-069-0000

COMMON ADDRESS:

Ox Coot County Clert's Office

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EXHIBIT B

EXCEPTIONS TO TITLE

- 1. Real estate taxes for 2013 and subsequent years.
- 2. Adverse encreachment of the concrete pad located mainly on the land West of and adjoining, over and ento the subject land a distance of 0.18 feet, more or less as disclosed by survey dated November 28, 2012 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 121129.
- 3. Adverse encroachment of the fence belonging to the land Westerly of and adjoining, over and onto the subject land a distance of 0.56 feet, more or less as disclosed by survey dated November 28, 2012 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 121129.