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Doc#: 1329135144 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/18/2013 01:37 PM Pg: 1 of 3

WARRANTY DEED

The Grantor, SMB SPROUL MITCHELL HOLDINGS LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of Ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to: JUSEPH RICCARDI, whose address is 873 N. Larrabee St. #707, Chicago, Illinois 606 o, all interest in the following described real ast ite situated in the County of Cook in the State of Illinois, to wit:

(ABOVE SPACE FOR RECORDER'S USE ONLY)

See attached legal description

Subject only to the following, if any: covenants conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

PIN: 17-04-324-104-1111 Address of Real Estate: 873 N. Larrage, S., Unit PK-39, Chicago, Illinois 60610

Dated this 28th day of August, 2013.

SMB SPROUL MITCHELL HOLDINGS LLC

ARTHUR D. MITCHELL, its Member

By: __

KENNETH D. SPRCUL, in Member

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ARTHUP D. MITCHELL and KENNETH D. SPROUL, the Members of SMB SPROUL MITCHELL HOLDINGS LLC, 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 as their free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 28th day of August, 2013.

(Notary Public

OFFICIAL SEAL
GAEL MORRIS
HOTARY PUBLIC - SEATE OF ALLMOIS
MY COMMISSION BEFORE AND ANY

This instrument was prepared by: Gael Morris, Lawrence & Morris, 2835 N. Sheffield Ave., Chicago, Illinois 60657 Mail to: JOSEPH RICCARDI, 873 N. Larrabee St. #707, Chicago, Illinois 60610

Name and Address of Taxpayer: JOSEPH RICCARDI, 873 N. Larrabee St. #707, Chicago, Illinois 60610

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RE CONTROL RE 09/30/2013 REAL ESTATE TRANSFER \$180.00 CHICAGO: \$72.00 CTA: \$252.00 TOTAL:

17-04-324-104-1111 | 20130801608487 | NKJ7MK

09/30/2013 REAL ESTATE TVANSFER \$12.00 соок \$24.00 ILLINOIS: \$36.00 10TAL: 17-04-324-104-1111 | 2013080 CC8487 | H63301

Sept.

OFFICIAL SEAL

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT PK-39 IN THE LARRABEE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE FOLLOWING FOUR PARCELS ALL TAKEN AS A TRACT:

PARCEL 1: THE NORTH 25 FEET OF LOT 16 (EXCEPT THAT PART THEREOF TAKEN AND USED FOR ALLEY) IN THE SUBDIVISION BY PETER HUGEL AND OTHERS OF PART OF THE SOUTHEAST OWARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: LOTS 5, 3 AND 7 IN OHMS SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS TAKEN OR USED FOR ALLEY) IN COOK COUNTY, ILLINOIS;

PARCEL 3: SUBLOTS 8 AND 9 (E.C. F.T RESPECTIVE PARTS IN ALLEY) IN THE SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUPCIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY (IL LINOIS;

PARCEL 4: LOT 2 (EXCEPT THE NORTH 25 FEET AND EXCEPT ALLEY) MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING ABOVE AN ELEVATION OF 13.51 FEET AND BELOW AN ELEVATION OF 27.51 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT, 28.05 FEET TO THE INTERIOR FACE AND ITS EXTENSION OF A WALL; THENCE EAST, ALONG SAID INTERIOR FACE AND ITS EXTENSION, 1.42 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACES OF THE WALLS THE FOLLOWING COURSES AND DISTANCES, EAST, 41.00 FEET, SOUTH 0.70 FEET, EAST 0.50 FEET, SOUTH 14.53 FEET, WEST, 8.30 FEET, SOUTH, 18.67 FEET, EAST, 8.30 FEET, SOUTH, 24.03 FEET, WEST, 7.35 FEET, SOUTH, 26.63 FEET, SOUTHEASTERLY, 3.65 FEET, SOUTHWESTERLY, 6.00 FEET, SOUTHEASTERLY, 4.10 FEET, SOUTH, 14.81 FEET, WEST, 2.23 FEET, SOUTH, 20.47 FEET, EAST, 7.78 FEET, SOUTH. 11.95 FEET, SOUTH, 11.95 FEET, EAST, 0.10 FEET, SOUTH, 19.82 FEET, WEST, 0.27 FEET, SOUTH, 11.85 FEET, WEST, 40.75 FEET, NORTH, 12.19 FEET, EAST, 2.50 FEET, NORTH, 10.80 FEET, WEST, 2.50 FEET, NORTH, 27.54 FEET, EAST, 2.50 FEET, NORTH, 46.50 FEET, WEST, 2.50 FEET, NORTH, 29.17 FEET, EAST, 2.50 FEET, NORTH, 18.45 FEET, WEST, 2.50 FEET, NORTH, 23.23 FEET, EAST, 6.00 FEET, NORTH, 27.41 FEET, WEST, 6.00 FEET, NORTH, 6.22 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0611134077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 0611134076.