

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED
BY:

Scott Weinstein
Kovitz Shifrin Nesbit
750 W. Lake Cook Road, Ste. 350
Buffalo Grove, IL 60089



Doc#: 1418319165 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2014 03:46 PM Pg: 1 of 3

**SPECIAL WARRANTY DEED
ILLINOIS**

THIS INDENTURE, made this 19 day of June, 2014, between WAYNE MORETTI, an individual, party of the first part ("Grantor"), ONNI GRAND LIMITED PARTNERSHIP, a Nevada limited partnership, party of the second part ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, his forty percent (40%) undivided interest, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the Grantor, either in law or in 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, its heirs and assigns, FOREVER.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, 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 Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

[SIGNATURE ON FOLLOWING PAGE]

FIDELITY NATIONAL TITLE 999100497 NH

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IN WITNESS WHEREOF, said Grantor has caused his name to be signed to this Special Warranty Deed the day and year first above written.

WAYNE MORETTI

By: [Signature]
Name: Wayne Moretti

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 WAYNE MORETTI, an individual, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged his forty percent ownership, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 19 day of June, 2014.

[Signature]
Notary Public



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MAIL RECORDED DEED TO:
Bronson & Kahn, LLC
c/o Jason L. LaBella
150 N. Wacker Dr., Ste. 1400
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:
Daniel Bell, CFA
c/o Omni Group
300-500 Robson Street
Vancouver, BC
Canada, V6B 2B7

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Exhibit A to Special Warranty Deed


SUB-LOTS 1 THROUGH 5, BOTH INCLUSIVE, (EXCEPT THE WEST 16 FEET OF SAID SUB-LOTS) IN THE SUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 6 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-09-242-005-0000

458 N. Orleans St., Chicago, Illinois 60654

STATE TAX

STATE OF ILLINOIS



JUL.-2.14

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0055008083

REAL ESTATE TRANSFER TAX
00600.00
FP 102809

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUL.-2.14

REVENUE STAMP

0000007528

REAL ESTATE TRANSFER TAX
00300.00
FP 326707

City of Chicago
Dept. of Finance
669755



Real Estate
Transfer
Stamp
\$6,300.00

7/2/2014 13:42

dr00193

Batch 8,400,635

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