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WARRANTY DEED

THIS INDENTURE, made this July 18, 2014, between Mario Casas and Madelin Casas, Grantor, and Synergy Property Holdings, LLC, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hard paid by Grantee, the receipt whereof is hard paid by Grantee, and to its successors and assigns, FOREVER all the following described real estate, situated in the County of Cook and State of Illinois, to vit:



Doc#: 1422718051 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Affidavit Fee: \$2.00 Karen A.Yarbrough Cook County Recorder of Deeds Date: 08/15/2014 11:31 AM Pg: 1 of 4

Parcel 1:

Lots 3, 4, 5 and 6 (except the Northerly 8.0 feet as measured perpendicular to the Northerly Line of said lots) in Block 49 in the Third Addition to Frenklin Park, being a subdivision in Sections 21 and 28, Township 40 North, Range 12, East of the Frenklin Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lot 2 in the Franklin-Dora Subdivision, being a resubdivision of part of Lot T and vacated alley, in Block 49 and part of vacated Dora Street in the Third Addition to Franklin Park, in the West 1/2 of the Southwest 1/4 of Section 21, Township 40 north, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PRANKLIN PART.

The common address of the property is 10208-10212 Franklin Avenue, Franklin Park, IL 60131. P.I.N.: 12-21-302-126, 127, 128, 129, 146

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, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described real estate,

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

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And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the Mortgage recorded as document 0731046151.

This Warranty is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to First Midwest Bank made by Mario Casas and Madelin Casas, and recorded on November 6, 2007, in the Cook County, Illinois Recorder's Office as Document No. 0731046151 shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain a separate, distinct and continuing lien and security interest as therein provided.

IN WITNESS WHEREOF Grantor has caused its name to be signed to these presents as County Clert's Office of the day and year first above written.

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF the Real Estate Transfer Tax Law-35 ILCS 200/31-45, sub-paragraph L

> EXEMPT under provisions of Paragraph Section 4, Real Estate Transfer Tax Act

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GRANTOR NOTARY STATE OF ILLINOIS COUNTY OF COOK William & Ryon ____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Mario Casas and Madelin Casas who are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth. Given united my hand and notarial seal this H day of Arly, 2014. My commission expires: ______, 20____ Notary Public OFFICIAL SEA! WILLIAM & RYAN Notary Public - State of Ilinois My Commission Expires Fel 6 2517 Ount Clark's Office SEND SUBSEQUENT TAX BILLS TO: First Midwest Bank One Pierce Place, Suite 1500 Itasca, IL 60143 PREPARED BY: Lawrence Gold GOMBERG, SHARFMAN, GOLD & OSTLER, P.C 208 SOUTH LASALLE STREET, SUITE 1410 CHICAGO, IL 60604 MAIL TO: GOMBERG, SHARFMAN, GOLD & OSTLER, P.C 208 SOUTH LASALLE STREET, SUITE 1410

CHICAGO, IL 60604

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirm that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 18, 2014

Signature:

Mario Casas Grantor, or Agent

Subscribed and sworn to before me by the said Grantor this 91 day of 10 molecular forms of 10 molecular forms of 10 molecular forms of 10 molecular forms for the following forms of 10 molecular forms for the following forms for the following forms for forms for the following for the following for the following for the following forms for the following f

The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial interest in a Land Trust is enther a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other printy recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 18, 2014

Signature:

Grantee, or Agent

Subscribed and sworn to before me by

the said Grantor this 19 day

NOTARY PUBLIC

OFFICIAL SEAL WILLIAM S RYAN Notary Public - State of Illinois My Commission Expires Feb 6, 2017

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A Misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)