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8961645



1424701045

This instrument prepared by:
Ernest D. Simon, Esq.
Attorney at Law
105 West Adams Street
Suite 1400
Chicago, Illinois 60603

Doc#: 1424701045 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2014 12:00 PM Pg: 1 of 3

When recorded return to:
Barnett Ruttenberg
824 Judson Avenue
Highland Park, IL 60035

WARRANTY DEED

This WARRANTY DEED is made as of the 19 day of June, 2014, by BIKER MORTIS 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 whose address is 6445 N. Western Ave., Chicago, Illinois 60645 ("Grantor"), to ADA/FULTON LLC, ("Grantee"), care of MARC Realty whose address is 55 East Jackson Blvd. #500 Chicago, Illinois 60604.

WITNESSETH:

That Grantor, in consideration of Ten Dollars (\$10.00) in hand paid by Grantee, for other valuable consideration, receipt of which is hereby acknowledged, DOES HEREBY CONVEY and WARRANT unto GRANTEE, and Grantee's successors and assigns, and assigns, FOREVER, the real property situated in the City of Chicago, County of Cook, State of Illinois, legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements located thereon, and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or 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 successors and assigns, forever.

SUBJECT TO the following, if any: covenants, conditions, and restrictions of record; building lines and easements; general real estate taxes for 2013 and subsequent years.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

S Y
P 3
S N
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INT Y

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UNOFFICIAL COPY

BIKER MORTIS LLC,
an Illinois limited liability company

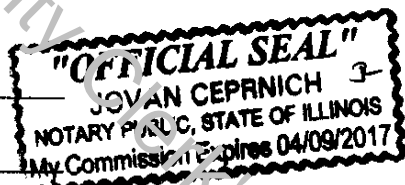
By: *Scott MacNeil*
Scott MacNeil, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COCK)

I, Jovan Cernich, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Scott MacNeil, personally known to me to be the Manager of **BIKER MORTIS LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such respective officer, appeared before me this day in person, and acknowledged that he signed and delivered such instrument as his free and voluntary act and as the free and voluntary act of said company, and for the uses and purposes therein set forth.

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

Jovan Cernich
Notary Public
My Commission expires 4/9/2017



Mail Tax Bills to:

ADA/Fulton LLC c/o MARC Realty
55 East Jackson Blvd. #500
Chicago, IL 60604

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

LOTS 6 TO 14, INCLUSIVE, IN BLOCK 20 IN NATIONAL CITY REALTY COMPANY'S FOURTH ADDITION TO ROGERS PARK MANOR, A SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE (EXCEPT THAT PART OF SAID LOTS 6 TO 10 LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION) IN COOK COUNTY, ILLINOIS.


PARCEL 2



LOTS 1, 2, 3, 4, AND 5 IN BLOCK 20 IN THE NATIONAL CITY REALTY COMPANY'S FOURTH ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PORTION OF SAID LOTS TAKEN FOR WIDENING OF WESTERN AVENUE), IN COOK COUNTY, ILLINOIS.

PIN No. 10-36-230-028 through 041

Commonly known as 6800-6824 North Western Avenue Chicago, Illinois 60645

Commonly known as 2414-2422 West Pratt Avenue Chicago, Illinois 60645

REAL ESTATE TRANSFER TAX		05-Aug-2014
	CHICAGO:	17,842.50
	CTA:	7,137.00
	TOTAL:	24,979.50
10-36-230-037-0000 20140601604805 0-165-376-128		

REAL ESTATE TRANSFER TAX		05-Aug-2014
	COUNTY:	1,189.50
	ILLINOIS:	2,379.00
	TOTAL:	3,568.50
10-36-230-037-0000 20140601604805 1-775-988-864		