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**THIS DOCUMENT WAS
PREPARED BY:**

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Chicago, IL 60610



Doc#: 1429518028 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2014 11:17 AM Pg: 1 of 4

AFTER RECORDING, RETURN TO:

Raymond F. Polach
1111 Plaza Drive, Suite 460
Schaumburg, IL 60173

WARRANTY DEED

THIS INDENTURE is made as of this 15th day of October, 2014 by and between **3FCB III LLC, Holdings 1, an Illinois limited liability company** ("Grantor"), having a mailing address of 935 W. Chestnut Street, Suite 415, Chicago, Illinois 60642 and **Leatrice J. Kidd, a married woman** ("Grantee"), having a mailing address of 12 Bayberry Court, Streamwood, Illinois 60107.



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 hereto.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

REAL ESTATE TRANSFER TAX		20-Oct-2014
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00

06-24-315-027-0000 | 20141001635952 | 1-105-321-088

01146-24766 1/35

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 15th day of October, 2014.

3FCB III LLC, Holdings 1, an Illinois limited liability company

By: BADM I Manager LLC, its manager

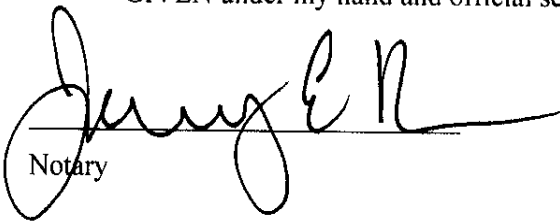
By: 3F Properties LLC, its manager

By: 
Name: Andrew Friestedt
Its: Member/Manager

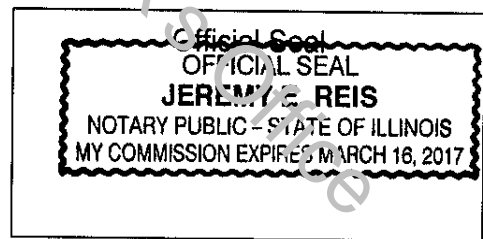
State of Illinois)
)ss
County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Andrew Friestedt, a Member/Manager of 3F Properties LLC, the manager of BADM I Manager LLC, personally known to me to be a manager of 3FCB III LLC, Holdings 1, 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 15th day of October, 2014.


Notary

Commission Expires: 3/16/17

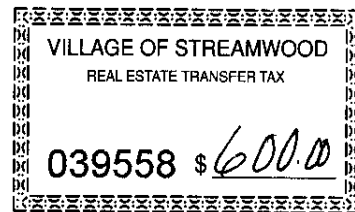


Send Subsequent Tax Bills To:

Leatrice J. Kidd
(Name)

12 Bayberry Court
(Address)

Streamwood, IL 60107
(City, State, Zip)



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EXHIBIT A

LEGAL DESCRIPTION

LOT 95 IN STREAMWOOD GREEN TO THE MEADOWS PHASE ONE, BEING A SUBDIVISION IN PART OF THE SOUTH WEST QUARTER (1/4) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

PIN: 06-24-315-027-0000

COMMONLY KNOWN AS: 12 BAYBERRY COURT, STREAMWOOD, IL 60107

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EXHIBIT B

EXCEPTIONS TO TITLE

- 25.0 FEET
1. Real estate taxes for 2014 second installment and subsequent years.
 2. Building setback line of ~~30.0~~ 25.0 feet (from the South lot line) as shown on the plat of subdivision.
 3. Easement for public utilities and drainage over, upon and under the North ~~10.0~~ 5.0 feet of the land as shown on the plat of subdivision.
 4. Violation of the building line as the improvement on the subject land is located less than 25 feet from the Southerly lot line as disclosed by survey dated September 27, 2014 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 140930.
 5. Adverse encroachment of the fence belonging to the land Northerly of and adjoining, over and onto the subject land a distance of 0.46 feet, more or less as disclosed by survey dated September 27, 2014 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 140930.

Office of Cook County Clerk's Office