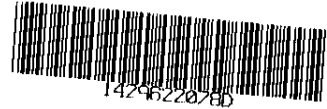


# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY:

Jeremy E. Reis, Esq.  
Ruttenberg Gilmartin Reis LLC  
833 N. Orleans Street, Suite 400  
Chicago, IL 60610



Doc#: 1429622078 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/23/2014 02:51 PM Pg: 1 of 4

AFTER RECORDING, RETURN TO:

Michael A. Angileri  
Angileri & Associates  
1450 Plainfield Road, Suite 1  
Darien, IL 60561

STC 0114627550 1/35A

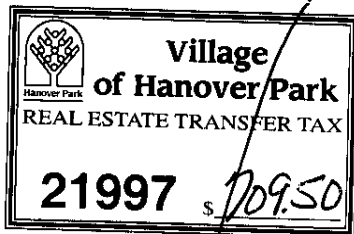
## WARRANTY DEED

THIS INDENTURE is made as of this 17<sup>th</sup> 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 **Michael V. Dicillo, Jr., an unmarried man** ("Grantee"), having a mailing address of 7925 Berkshire Drive, Hanover Park, Illinois 60133.

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.



STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 130  
NAPERVILLE, IL 60563

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		21-Oct-2014
	COUNTY:	118.25
	ILLINOIS:	236.50
	TOTAL:	354.75

07-30-205-007-0000 | 20141001637058 | 1-037-220-992

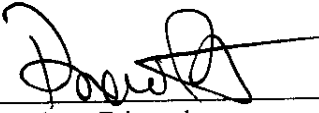
# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 17th day of October, 2014.

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

By: BADM I Manager LLC, its manager

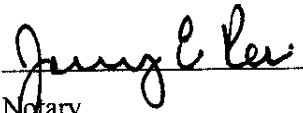
By: 3F Properties LLC, its manager

By:   
Name: Andrew Friestedt  
Its: Member/Manager

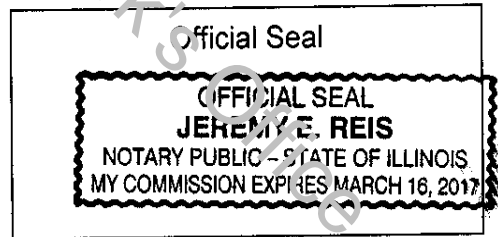
State of Illinois )  
  )ss  
County of Cook    )

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 17th day of October, 2014.

  
Notary

Commission Expires: 3/16/17



**Send Subsequent Tax Bills To:**

Michael V. Dicillo, Jr.  
(Name)

7925 Berkshire Drive  
(Address)

Hanover Park, IL 60133  
(City, State, Zip)

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 7 IN BLOCK 58 IN HANOVER HIGHLANDS UNIT NUMBER 8, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 30 TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1968, AS DOCUMENT NO. 20710037, IN COOK COUNTY, ILLINOIS.

PIN: 07-30-235 007-0000

COMMONLY KNOWN AS: 7925 BERKSHIRE DRIVE, HANOVER PARK, IL 60133

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Real estate taxes for 2014 second installment and subsequent years.
2. Building setback line of 30.0 feet (from West lot line) as shown on the plat of subdivision.
3. Easement for public utilities and drainage over, upon and under the East 10.0 feet of the land as shown on the plat of subdivision.

Property of Cook County Clerk's Office