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1432217005

WARRANTY DEED

Doc#: 1432217005 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/18/2014 09:10 AM Pg: 1 of 3

After Recording, Mail to:

Michael Farro
MMA Group, LLC
216 S. Jefferson St. #602
Chicago, IL 60661

This space is for **RECORDER'S USE ONLY**

Handwritten: 1432217005 (circled), 2/11/14, 193

THIS DEED OF CONVEYANCE, is made as of October 30, 2014 between **216 S. Jefferson, LLC**, an Illinois Limited Liability Company ("Grantor"), having an address of 216 S. Jefferson St., Suite LL-1, Chicago, IL 60661 and **MMA Group, LLC**, an Illinois Limited Liability Company (the "Grantee"), having an address of 216 S. Jefferson St., Suite 602 Chicago, IL 60661.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

PARCEL 1: UNIT NO. 102 IN THE 216 S. JEFFERSON OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 AND 10 AND THE SOUTH 1/2 OF LOT 8 IN MAGIE AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE BLOCK 27 IN SCHOOL SECTIONS ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 0734415001 AS AMENDED FROM TIME TO TIME.

Permanent Index Number: 17-16-111-028-1011


Common Address: Unit #102 at 216 S. Jefferson St., Chicago, IL 60661

Grantor also grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said Property set forth in the declaration of condominium aforesaid and any amendments thereto, recorded in the office of the recorder of deeds, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration and amendments thereto the same as

Handwritten index: S 1, P 3, S 11, M 11, SC 4, E 4, INT 91

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REAL ESTATE TRANSFER TAX 10-Nov-2014

 **CHICAGO:** 2,325.00
CTA: 930.00
TOTAL: 3,255.00

17-16-111-028-1011 | 20141001639755 | 1-772-429-952

REAL ESTATE TRANSFER TAX 10-Nov-2014

 **COUNTY:** 155.00
 **IL-INOIS:** 310.00
TOTAL: 465.00

17-16-111-028-1011 | 20141001639755 | 1-819-353-728

Property of Cook County Clerk's Office