

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois) (individual to individual)

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Doc#: 1500619093 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/06/2015 12:11 PM Pg: 1 of 3

#52  
COOK  
TT 14-19766 1064

THE GRANTOR  
MDM Realty, LLC  
2142 N. Clifton Ave.  
Chicago, IL 60614

of the City of Chicago, County of Cook State of Illinois for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations \$10.00 in hand paid, CONVEYS and WARRANTS to:

RE  
MAJ Realty, LLC as to 24%; Superman, LLC as to 35%; Motor Row, LLC as to 41%  
737 N. Michigan Ave., Suite 1230, Chicago, IL 60611

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever. SUBJECT TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Permanent Real Estate Index Number: 17-27-102-010-0000

Address of Real Estate: 2245 S. Michigan Ave., Chicago, IL 60616

Dated this 17<sup>th</sup> day of December, 2014

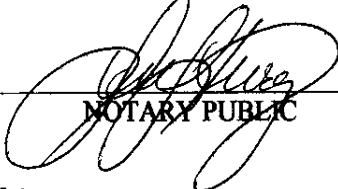
  
\_\_\_\_\_  
MDM Realty, LLC (SEAL)  
by David Milgrom, its Manager

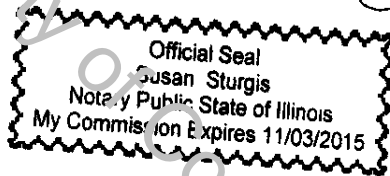
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STATE OF ILLINOIS )  
 ) SS.:  
COUNTY OF COOK )

I, Susan Sturgis the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Milgrom, as Manager of MDM Realty, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17<sup>th</sup> day of December, 2014

My commission expires on November 3, 2015  
  
NOTARY PUBLIC






This instrument was prepared by: Ashen/Faulkner, 217 N. Jefferson St., Suite 601, Chicago, IL 60661  
(Name and Address)

MAIL TO:  
HAL Lipschutz  
(Name)  
1120 W. Belmont  
(Address)  
Chicago, IL 60657  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Motor Paw LLC  
(Name)  
737 N. Michigan # 1280  
(Address)  
Chi. IL 60611  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

REAL ESTATE TRANSFER TAX		06-Jan-2015
	CHICAGO:	13,567.50
	CTA:	5,427.00
	TOTAL:	18,994.50
17-27-102-010-0000   20141201653082   1-303-575-168		

REAL ESTATE TRANSFER TAX		06-Jan-2015
 	COUNTY:	904.50
	ILLINOIS:	1,809.00
	TOTAL:	2,713.50
17-27-102-010-0000   20141201653082   1-296-530-048		

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EXHIBIT A  
LEGAL DESCRIPTION

THE SOUTH 49 FEET 10 ½ INCHES OF THE NORTH ½ OF THE WEST ½ OF BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 10 FEET OF SAID PREMISES DEDICATED FOR ALLEY) IN COOK COUNTY, ILLINOIS.

PIN: 17-27-102-010-0000

COMMONLY KNOWN AS: 2245 S. MICHIGAN AVE., CHICAGO, IL 60616

Property of Cook County Clerk's Office