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**THIS DOCUMENT WAS
PREPARED BY:**

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

AFTER RECORDING, RETURN TO:

Dan Kopp, Esq.
Daspin & Aument, LLP
227 West Monroe Street, Suite 3500
Chicago, Illinois 60606



Doc#: 1500819059 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2015 10:13 AM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE is made as of this 12th day of December, 2014 by and between **3FLTH I LLC Holdings 1, an Illinois limited liability company** ("Grantor"), having a mailing address of 833 N. Orleans Street, Suite 400, Chicago, Illinois 60610 and **1358 Artesian LLC, an Illinois limited liability company** ("Grantee"), having a mailing address of 222 S. Riverside Plaza, Suite 600, Chicago, Illinois 60606.

*St011410-26790GE
Jofz*


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 180
NAPERVILLE, IL 60563**

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	18-Dec-2014
 CHICAGO:	9,750.00
CTA:	3,900.00
TOTAL:	13,650.00

16-01-220-025-0000 | 20141201651517 | 0-298-379-904

REAL ESTATE TRANSFER TAX	22-Dec-2014
 COUNTY:	650.00
 ILLINOIS:	1,300.00
TOTAL:	1,950.00

16-01-220-025-0000 | 20141201651517 | 0-771-725-952

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 12th day of December, 2014.

3FLTH I LLC Holdings 1,
an Illinois limited liability company

By: ADM Manager LLC, its manager

By: [Signature]
Alan D. Lev
Its: Manager

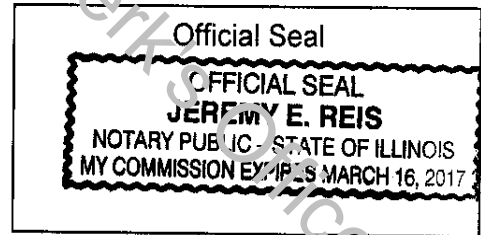
State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Alan D. Lev, a Manager of ADM Manager LLC, personally known to me to be a Manager of 3FLTH I 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 at his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 12th day of December, 2014.

[Signature]
Notary

Commission Expires: 3/16/17



Send Subsequent Tax Bills To:

1358 Artesian LLC
(Name)

222 S. Riverside Plaza, Suite 600
(Address)

Chicago, Illinois 60606
(City, State, Zip)

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EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN BLOCK 2 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-01-220-025 -0000

COMMON ADDRESS: 1358 North Artesian, Chicago, Illinois 60622

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2014 and subsequent years for taxes not yet due and payable.
2. The following unrecorded leases:
 - a. Chicago Apartment Lease dated 3/29/2014 and expires 5/31/2015, by and between 3FLTH I LLC Holdings 1 as Landlord and Kenny Gomolplitinant, Paraj Patel and Reginald Woo as Tenants for Apartment 1 at 1358 N. Artesian, Chicago, Illinois 60622;
 - b. Chicago Apartment Lease dated 3/27/2014 and expires 5/31/2015, by and between 3FLTH I LLC Holdings 1 as Landlord and Amy Dardinger and Susan Flaherty as Tenants for Apartment 2 at 1358 N. Artesian, Chicago, Illinois 60622;
 - c. Chicago Apartment Lease dated 4/25/2014 and expires 5/31/2015, together with a Reserved Parking Agreement for Parking Space 3, each by and between 3FLTH I LLC Holdings 1 as Landlord and Joel Stopka, Jordan Stopka and Christopher Koenig as Tenants for Apartment 3 at 1358 N. Artesian, Chicago, Illinois 60622;
 - d. Chicago Apartment Lease dated 7/2/2013 and expires 7/31/2015, by and between 3FLTH I LLC Holdings 1 as Landlord and Sarah Williams and Laura Nagel as Tenants for Apartment 1 at 2439 W. Hirsch, Chicago, Illinois 60622;
 - e. Chicago Apartment lease dated 5/1/2014 and expires 5/31/2015, by and between 3FLTH I LLC Holdings 1 as Landlord and Thomas Leng and Clayton Christenson as Tenants for Apartment 2 at 2439 W. Hirsch, Chicago, Illinois 60622;
 - f. Chicago Apartment Lease dated 5/1/2014 and expires 5/31/2015 together with a Reserved Parking Agreement for Parking Space 1, by and between 3FLTH I LLC Holdings 1 as Landlord and Lauren Carney as Tenant for Apartment 3 at 2439 W. Hirsch, Chicago, Illinois 60622; and
 - g. Reserved Parking Agreement dated 10/9/2014 and expires 5/31/2015 for Parking Space 2 at 1358 N. Artesian with Anthony McClellan as Lessee.
3. Encroachment of 3 story brick building located mainly on subject land over and onto land Northerly of and adjoining a distance of 0.13 feet, more or less as disclosed by survey dated September 26, 2012 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 120927E.
4. Encroachment of the brick entry located mainly on subject land over and onto land Northerly of and adjoining a distance of 0.55 feet, more or less as disclosed by survey dated September 26, 2012 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 120927E.
5. Encroachment of wood fence located mainly on subject land over and onto land Northerly of and adjoining a distance of 0.43 feet, more or less as disclosed by survey dated September 26, 2012 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 120927E.