

UNOFFICIAL COPY



Doc#: 1505422033 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/23/2015 09:46 AM Pg: 1 of 3

CT1-504-7080204LL107 10/3
WARRANTY DEED
THE GRANTORS, CONFORTI HOLDINGS SERIES, LLC 3066, an Illinois limited liability company (as to Parcels 2 and 3), and CONFORTI HOLDINGS SERIES, LLC 3070, an Illinois limited liability company (as to Parcel 1), for and in consideration of ten dollars (\$10.00) in hand paid, CONVEY AND WARRANT TO THE ALVERNA GROUP, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

(See Exhibit A attached hereto for Legal Description.)

Subject to: covenants, conditions and restrictions of record; public and utility easement; acts done by or suffered through Grantee, all special government taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

Property Index Numbers: 14-30-109-020-0000, 14-30-109-021-0000, & 14-30-109-022-0000.
Address of Real Estate: 3064-70 North Clybourn, Chicago, Illinois, 60618.

Dated this 26th day of January, 2015.

CONFORTI HOLDINGS SERIES, LLC 3066

By: *[Signature]*
Name: BILL CONFORTI
Title: Manager

CONFORTI HOLDINGS SERIES, LLC 3070

By: *[Signature]*
Name: BILL CONFORTI
Title: Manager

REAL ESTATE TRANSFER TAX		27-Jan-2015
	CHICAGO:	13,500.00
	CTA:	5,400.00
	TOTAL:	18,900.00

14-30-109-020-0000 | 20150101659477 | 1-887-942-272

REAL ESTATE TRANSFER TAX		27-Jan-2015
	COUNTY:	900.00
	ILLINOIS:	1,800.00
	TOTAL:	2,700.00

14-30-109-020-0000 | 20150101659477 | 2-135-889-536

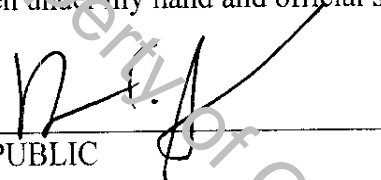
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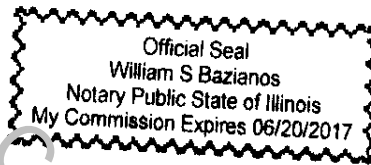
STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that BILL CONFORTI, personally known to me to be the same person whose name is subscribed to the foregoing instrument as manager of company, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of January, 2015.



NOTARY PUBLIC



This Instrument Prepared By:
William S. Bazianos, Esq.
Roeser Bucheit & Graham
135 South LaSalle Street
Suite 2100
Chicago, Illinois 60603

After Recording Return to:
Levit & Lipedynsk
1120 W. Belmont
Chicago, IL 60657

Property of Cook County Clerk's Office

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Exhibit A

Legal Description

PARCEL 1:

LOT 1 IN BLOCK 4 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 AND THAT PART OF LOT 3 LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF CLYBOURN AVENUE, 21.80 FEET SOUTHEASTERLY FROM THE SOUTHERLY LINE OF LOT 2; THENCE SOUTHWESTERLY AT AN ANGLE OF 90 DEGREES AND 4 SECONDS, FROM NORTHWEST TO SOUTHWEST A DISTANCE OF 59.33 FEET; THENCE IN A SOUTHWESTERLY DIRECTION TO THE SOUTHWEST CORNER OF LOT 3 ALL IN BLOCK 4 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 IN BLOCK 4 AND THAT PART OF LOT 3 IN SAID BLOCK 4 SOUTH OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 3 BEING THE SOUTHEASTERLY CORNER OF LOT 2 THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 3, 21.8 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 90 DEGREES 4 MINUTES A DISTANCE OF 59 FEET AND 4 INCHES THENCE SOUTHWESTERLY 48 FEET AND 3/8 OF AN INCH TO THE NORTHWEST CORNER OF SAID LOT 4 ALL IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.