

1043

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Warranty Deed (LLC to LLC)



Doc#: 1507249058 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/13/2015 01:41 PM Pg: 1 of 3

THIS AGREEMENT, made this 6th day of FEBRUARY, 2015, between **NORTHAMPTON TOWNE CENTRE, LLC, A NEW YORK LIMITED LIABILITY COMPANY**, a Limited Liability Company created and existing under and by virtue of the laws of the State of **NEW YORK**, and duly authorized to transact business in the State of Illinois), party of the first part, and **STAR BEAUTY LAND, LLC**, a Limited Liability Company created and existing under and by virtue of the laws of the State of **ILLINOIS**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the members of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, State of Illinois known and described as follows, to wit:

Legal Description: See Attached Legal Description

Permanent Index Number: 29-24-200-068

Commonly Known As: 1727 - 1737 East-West Road, Calumet City, IL 60409

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or

PRECISION TITLE PTC 19221

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under it, it WILL WARRANT AND DEFEND, subject to easements covenants and restrictions of record.

In Witness Whereof, the party of the first part has executed this instrument to be effective on the date first written above.

NORTHAMPTON TOWNE CENTRE, LLC, A NEW YORK LIMITED LIABILITY COMPANY

By: Rafat Shaikh

Manager

REAL ESTATE TRANSFER TAX

46508



Calumet City • City of Homes \$

04
3-13-15
3600⁰⁰

REAL ESTATE TRANSFER TAX

46509



Calumet City • City of Homes \$

01
3-13-15
3600⁰⁰

STATE OF Georgia } SS
COUNTY OF Fulton

I, Gregory Frassrand, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that, Rafat Shaikh, personally known to me to be the managing member of Northampton Towne Centre, LLC, and whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instruments as their free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this date 2-6-15

Gregory Frassrand

NOTARY PUBLIC



Mail To:
Land, LLC

Send Subsequent Tax Bill to: Star Beauty

STAR BEAUTY LAND, LLC 1727-1737 East-West Road
C/O WON SUN KIM Calumet City Illinois 60409
1000 Skokie Rd. #520
Wilmette, IL 60091

Prepared By: Gregory Frassrand, LLC
5755 North Point Parkway, Suite 42
Alpharetta, Georgia 30022

REAL ESTATE TRANSFER TAX

13-Mar-2015



COUNTY: 450.00
ILLINOIS: 900.00
TOTAL: 1,350.00

29-24-200-068-0000 | 20150301669512 | 0-829-411-712

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LEGAL DESCRIPTION

EXHIBIT "A"

File Number: PTC19221

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PERMANENT INDEX NO.: 29-24-200-068

PARCEL 1:

LOT 5 IN OAKVIEW SHOPPING CENTER SUBDIVISION, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 24 AND PART OF THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE OPERATION AND EASEMENT AGREEMENT BETWEEN DAYTON HUDSON CORPORATION AND E.K. LIMITED PARTNERSHIP RECORDED AUGUST 12, 1992 AS DOCUMENT 92599324, AS AMENDED BY FIRST AMENDMENT RECORDED APRIL 1, 2002 AS DOCUMENT 0020363913 AND DECLARATION OF ALLOCATION, DESIGNATION OF NEW PARTY AGREEMENT REGARDING OPERATION AND EASEMENT AGREEMENT RECORDED OCTOBER 9, 1992 AS DOCUMENT 92753015 AND RE-RECORDED AS DOCUMENT 93074470 AND DECLARATION OF ALLOCATION, DESIGNATION OF NEW PARTY AGREEMENT REGARDING OPERATION AND EASEMENT AGREEMENT RECORDED JANUARY 28, 1993 AS DOCUMENT 93074472 AND DECLARATION OF ALLOCATION AND DESIGNATION OF NEW PARTY RECORDED JULY 24, 1997 AS DOCUMENT 97537138.

1727-1737 EAST-WEST ROAD,
CALUMET CITY IL 60409