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32117 1 of 2 MS

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**THIS DOCUMENT WAS
PREPARED BY:**

Jeremy E. Reis, Esq.
Ruttenberg Gilmartin Reis LLC
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Chicago, IL 60610

AFTER RECORDING, RETURN TO:

Ernest L. Rose, Esq.
Drost Kivlahan McMahon &
O'Connor LLC
11 S. Dunton Ave.
Arlington Heights, IL 60005



Doc#: 1507819075 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/19/2015 12:10 PM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE is made as of this 12th day of March, 2015 by and between **3FCB III LLC, Holdings 2, an Illinois limited liability company** ("Grantor"), having a mailing address of 935 W. Chestnut Street, Suite 415, Chicago, Illinois 60642 and **Laurie E. Dragel, an unmarried woman** ("Grantee"), having a mailing address of 1508 W. Oakton, Arlington Heights, Illinois 60004.

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:

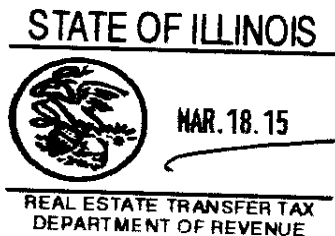
See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto.

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.

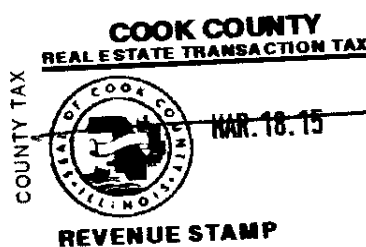
SIGNATURE PAGE FOLLOWS

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

CCRD REVIEWER 



REAL ESTATE TRANSFER TAX
0026400
FP 103037



REAL ESTATE TRANSFER TAX
0013200
FP 103042

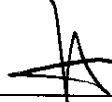
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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 12th day of March, 2015.

3FCB III LLC, Holdings 2, an Illinois limited liability company

By: BADM I Manager LLC, its manager

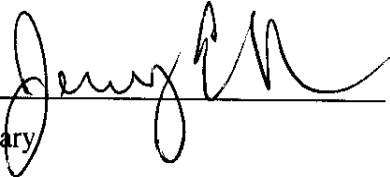
By: 3F Properties LLC, its manager

By: 
Name: Andrew Friestedt
Its: Member/Manager

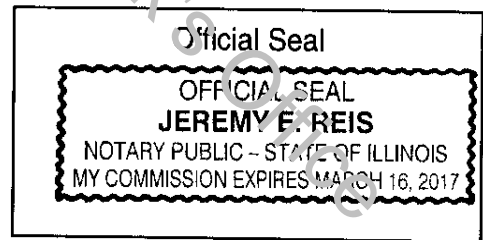
State of Illinois)
)ss
County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Andrew Friestedt, a Member/Manager of 3F Properties LLC, the manager of BADM I Manager LLC, personally known to me to be a manager of 3FCB III LLC, Holdings 2, 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 as 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 March, 2015.


Notary

Commission Expires: 3/16/17



Send Subsequent Tax Bills To:

Laurie E. Dragel
(Name)

1508 W. Oakton
(Address)

Arlington Heights, IL 60004
(City, State, Zip)

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EXHIBIT A

LEGAL DESCRIPTION

LOT 29 IN RAYMOND L LUTGERT'S SUBDIVISION IN THE WEST 78 ACRES OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 25 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 03-19-322-012-0000

COMMON ADDRESS: 1508 W. Oakton, Arlington Heights, Illinois 60004

Property of Cook County Clerk's Office

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2014 and subsequent years.
2. Building setback line of 25.0 feet (from the South lot line) as shown on the plat of subdivision.
3. Easement for public utilities and drainage over, upon and under the North 5.0 feet of the land as shown on the plat of subdivision.
4. Covenants, conditions and restrictions contained in instrument recorded as document number 15813265.

Property of Cook County Clerk's Office