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**THIS DOCUMENT WAS
PREPARED BY:**

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

AFTER RECORDING, RETURN TO:

Shane E. Mowery, Esq.
3653 West Irving Road
Chicago, Illinois 60618

01146-32115 1 of 2 MS



Doc#: 1508619124 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2015 02:30 PM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE is made as of this 24th day of March, 2015 by and between 3FCB III LLC HOLDINGS 1, an Illinois limited liability company ("Grantor"), and Christopher J. Biggs and Alison J Schumacher Biggs, husband and wife, as tenants by the entirety ("Grantee"), having a mailing address of 869 Thornton Lane, Buffalo Grove, Illinois 60089.

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

REAL ESTATE TRANSFER TAX 25-Mar-2015



COUNTY:	207.75
ILLINOIS:	415.50
TOTAL:	623.25

03-08-106-020-0000 | 20150301671769 | 1-676-708-224

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

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 24th day of February, 2015.

3FCB III LLC Holdings 1, 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

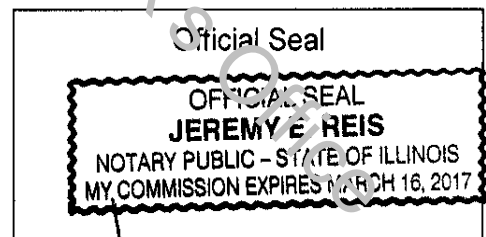
State of Illinois)
)ss
County of Cook)

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 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 as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24th day of February, 2015.

Jeremy E. Reis
Notary

Commission Expires: 3/16/17

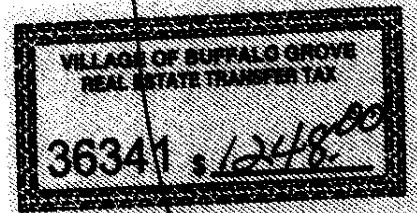


Send Subsequent Tax Bills To:

Christopher Biggs and Alison Biggs
(Name)

869 Thornton Lane
(Address)

Buffalo Grove, Illinois 60089
(City, State, Zip)



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EXHIBIT A

LEGAL DESCRIPTION

LOT 238 IN MILL CREEK UNIT 2 BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 03-08-106-020-0000

COMMON ADDRESS: 869 Thornton Lane, Buffalo Grove, Illinois 60089

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EXHIBIT B

EXCEPTIONS TO TITLE

- 2nd Installment*
1. Real estate taxes for 2014 and subsequent years.
 2. Building setback line of 25.0 feet (from the North lot line) as shown on the plat of subdivision.
 3. Easement for public utilities and drainage over, upon and under the South 5.0 feet of the land as shown on the plat of subdivision.

Property of Cook County Clerk's Office