

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

When Recorded, Mail to:
Reda & Des Jardins, LLC
736 N. Western Ave., Suite 353
Lake Forest, Illinois 60045



Doc#: 1510518019 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2015 08:59 AM Pg: 1 of 3

This instrument was prepared by:
Max J. Kanter, Esq.
Bronson & Kahn LLC
150 North Wacker Drive
Suite 1400
Chicago, Illinois 60606

CTI - Max J. Kanter Esq.
10/12

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, **Barco II, LLC** an Illinois limited liability company ("Grantor"), does hereby convey to **Toyotaka Mori** ("Grantee"), all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Cook County, Illinois, together with all improvements thereon and all of Grantor's interest in any rights and privileges appurtenant thereto:

LOT 48 AND THE WEST 6 FEET OF LOT 47 IN BLOCK 4 IN
HOLSTEIN SUBDIVISION IN SECTION 31, TOWNSHIP 40 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

PIN: 14-31-104-023-0000

Address of Real Estate: 2246 W. Belden Ave., Chicago, IL 60647

SUBJECT TO: the permitted exceptions set forth on Exhibit A attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

[SIGNATURE PAGE TO FOLLOW]

REAL ESTATE TRANSFER TAX



14-Apr-2015
CHICAGO: 11,250.00
CTA: 4,500.00
TOTAL: 15,750.00

14-31-104-023-0000 | 20150401676270 | 1-484-948-864

REAL ESTATE TRANSFER TAX



14-Apr-2015
COUNTY: 750.00
ILLINOIS: 1,500.00
TOTAL: 2,250.00

14-31-104-023-0000 | 20150401676270 | 1-230-275-968

CTI - Max J. Kanter Esq.

CCRD REVIEWER RV

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2nd IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this day of April, 2015.

GRANTOR:

BARCO II, LLC, an Illinois limited liability company

By: Barco Holdings, LLC, an Illinois limited liability company
Its: Sole Member

By: Brick House Farms IV, LLC, an Iowa limited liability company
Its: Sole Member

By: Brick House Investments, LLC, a Minnesota limited liability company
Its: Sole Member

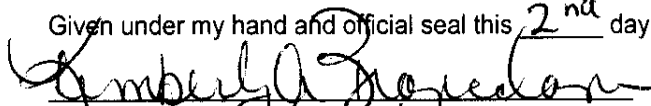
By: The TLP Group LLC, a Delaware limited liability company
Its: Sole Member

By: 
Name: David Popovich
Its: Chief Financial Officer

State of Illinois)
)ss
County of Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that David Popovich, Chief Financial Officer of The TLP Group LLC, a Delaware limited liability company, the sole member of Brick House Investments, LLC, a Minnesota limited liability company, the sole member of Brick House Farms IV, LLC, an Iowa limited liability company, the sole member of Barco Holdings, LLC, an Illinois limited liability company, the sole member of the Barco II, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed 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 2nd day of April, 2015.

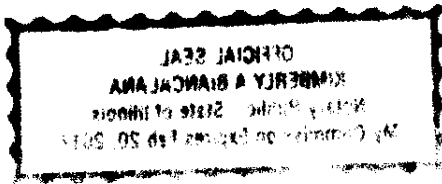

Notary Public
My commission expires: 2/20/2017



Send Subsequent Tax Bills to:
Toyotaka Mori
c/o Saratoga Property Advisors, LLC
100 Saunders Road, Suite 150
Lake Forest, Illinois 60045

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Property of Cook County Clerk's Office



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EXHIBIT A

Permitted Exceptions

1. TAXES FOR THE 2ND INSTALLMENT OF 2014 NOT YET DUE OR PAYABLE.
2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

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