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WARRANTY DEED (ILLINOIS)(General)

The Grantor, **3418 N. KNOX, LLC**, an Illinois limited liability company, for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid hereby grants, bargains, sells, aliens, remises, releases, conveys, confirms and warrants to Grantee: **TYBEC LLC**, an Illinois limited liability company, the following described Real Estate situated in the Count of Cook, in the State of Illinois, to wit: **SEE ATTACHED**,



Doc#: 1519542061 Fee: \$42.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 07/14/2015 11:42 AM Pg: 1 of 3

(For Recorder Use Only)

Permanent Index Number (PIN): 13-22-309-039-0000, 13-22-309-040-0000, 13-22-309-041-0000, 13-22-309-042-0000, 13-22-309-043-0000, 13-22-309-049-0000, 13-22-309-050-0000, 13-22-309-053-0000, 13-22-309-054-0000, 13-22-309-055-0000

Address(es) of Real Estate: 3418 North Knox Street, Chicago, Illinois 60641

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as lawfully zoned; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any, so long as it does not interfere with the current use and enjoyment of the property.

Together with all hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises:

TO HAVE AND TO HOLD the same in fee simple forever, unto Grantee.

FILED IN PUBLIC TITLE
 ORDER # 2641458

REAL ESTATE TRANSFER TAX		03-Jul-2015
CHICAGO:		9,375.00
CTA:		3,750.00
TOTAL:		13,125.00

13-22-309-043-0000 | 20150601692519 | 0-585-294-720

REAL ESTATE TRANSFER TAX		03-Jul-2015
COUNTY:		625.00
ILLINOIS:		1,250.00
TOTAL:		1,875.00

13-22-309-043-0000 | 20150601692519 | 1-355-604-864

{00409496 }

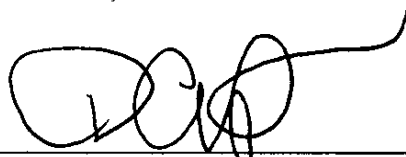
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AND Grantor hereby covenants with Grantee that Grantor: (i) is lawfully seized of the Property in fee simple; (ii) has good right and lawful authority to sell and convey the Property; (iii) hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through our under Grantor.

DATED this 4 day of June, 2015

3418 N. KNOX, LLC

By: 
Darius A. Povilaitis, Manager

State of Illinois)

County of Cook)

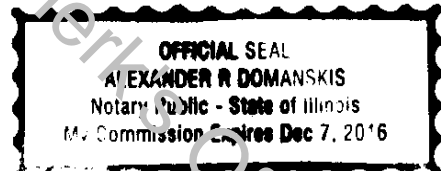
ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Darius A. Povilaitis, Manager of 3418 N. Knox, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of 3418 N. Knox, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of June, 2015.

Commission expires

in vol



Notary Public

This instrument was prepared by:

Dainius R. Dumbrys, Boodell & Domanskis, LLC, 353 N. Clark St., Suite 1800, Chicago, IL 60654

After Recording Mail To:

Joseph S. Kayne
Hardt, Stern & Kayne, P.C.
2610 Lake Cook Road, Suite 200
Riverwoods, IL 60015

Send Subsequent Tax Bills To:

TYBEC LLC
3418 N. Knox Street
Chicago, IL 60641

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LEGAL DESCRIPTION

Address(es) of Real Estate: 3418 North Knox Street, Chicago, Illinois 60641

Parcel 1: Lots 1 and 2 in Block 3, and all of the vacated street lying between and adjoining Lot 24 in Block 2 and Lot 1 in Block 3 in E.L. Smith's Addition to Irving Park, a subdivision in the North Half of the East 40 acres of the West Half of the Southwest Quarter of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, except the East 5 acres thereof recorded July 12, 1871 and rerecorded June 3, 1872 in Cook County, Illinois (excepting therefrom the following described part of said Lot 2 in Block 3 in E.L. Smith's Addition to Irving Park presently occupied by building structure and described as follows: Beginning at a point on the South line of Lot 2 which is 6.91 feet East from the Southwest corner thereof and the West face of a brick building and running thence North parallel with the West line of said Lot 2 and along the West face of a building, a distance of 3.0 feet to the Northwest corner of said building; thence East along the North face of said building, a distance of 25.23 feet to another corner of said building which is 2.75 feet North from the said South line of Lot 2; thence South parallel with said West line of Lot 2 and along an East face of said building, a distance of 2.43 feet to an angle in said building which is 0.32 feet North from said South line of Lot 2; thence East along another North face of said building a distance in 21.97 feet to another corner of said building which is 0.26 feet North from said South line of Lot 2; thence South parallel with said West line of Lot 2 and along the East face of said building, a distance of 0.26 feet to said South line of Lot 2, and thence West along said South line of Lot 2 a distance of 47.20 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2: Lot 18 (except the North 3 feet thereof) and all of Lots 19 and 20 (except the South 3 feet thereof) in Block 2 in E.L. Smith's Addition to Irving Park in the North Half of the East 40 acres of the West Half of the Southwest Quarter of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: The South 3 feet of Lot 20, all of Lots 21, 22, 23 and 24 in Block 2 of E.L. Smith's Addition to Irving Park in the North Half of the East 40 acres of the West Half of the Southwest Quarter of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.