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#75221 (E)

Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



1525119089

Doc#: 1525119089 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/08/2015 12:36 PM Pg: 1 of 4

THE GRANTOR(S), 5116-24 W. Augusta LLC an Illinois Limited Liability Company for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to: ~~Black Sand Capital Series FUND, LLC~~ COUNTRYSIDE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED * (GRANTEE'S ADDRESS) 1700 West Cortland Street - Suite 201 - Chicago, Illinois 60622 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: * JULY, 20, 2015, AND KNOWN AS TRUST NUMBER 15-3314

SEE EXHIBIT "A" ATTACHED HRETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2015

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-04-408-020-0000
Address(es) of Real Estate: 1001 N. Leamington Avenue, Chicago, Illinois 60651
(aka 5116-5124 W. Augusta Blvd., Chicago, Illinois 60651)
Dated this 4th day of September, 2015

5116-24 W. Augusta LLC an Illinois Limited Liability Company by Elias R. Sanchez, Managing Member

City of Chicago
Dept. of Finance
694099



Real Estate
Transfer
Stamp

\$0.00

9/8/2015 10:18
25987

Batch 10,477,000

LCRD REVIEWED

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ELIAS R. SANCHEZ, Managing Member of 5116-24 W. Augusta LLC an Illinois Limited Liability Company personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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



[Signature] (Notary Public)

Prepared By: Law Offices of Richard C. Cooke, P.C.
2653 North Milwaukee Avenue
Chicago, Illinois 60647

Illinois State Board of Equalization
Estate Transfer Tax Act, Sec. 3
Cook County Ord. 05104 PAR. 1
Date: 9/4/15 Sign: *[Signature]*

Mail To:

Animesh K. Ravani, Esq.
Black Sand Capital Series 1 MB, LLC
1700 West Cortland Street - Suite 201
Chicago, Illinois 60622

Name & Address of Taxpayer:

Black Sand Capital Series 1 MB, LLC
1700 West Cortland Street - Suite 201
Chicago, Illinois 60622

County of Cook Clerk's Office

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H75221

PARCEL E:

LOT 19 (EXCEPT THE NORTH 25 FEET THEREOF) AND LOT 20 IN SUBDIVISION OF LOTS 49 TO 72, BOTH INCLUSIVE, IN CUMMINGS AND FARGO'S NORTH 52ND AVENUE ADDITION, BEING A SUBDIVISION OF THE WEST 3/8 AND 8 FEET EAST OF AND ADJOINING SAID WEST 3/8 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 16-04-408-020-0000

C/K/A 1001 N LEAMINGTON AVENUE, CHICAGO, ILLINOIS, 60651

A/K/A 5116-5124 W AUGUSTA BOULEVARD, CHICAGO, ILLINOIS, 60651

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the State of Illinois.

Dated September 4, 2015 Signature: [Signature]
Grantor or Agent

Given under my hand and notarial seal,
said
this 4 day of September 2015

NOTARY PUBLIC [Signature]

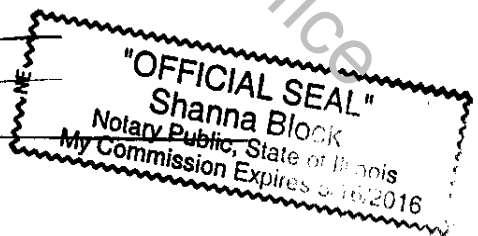


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire real estate under the laws of the State of Illinois.

Dated September 4, 2015 Signature: [Signature]
Grantee or Agent

Given under my hand and notarial seal,
said
this 4 day of September 2015

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)