

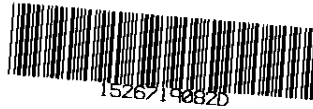
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**THIS DOCUMENT WAS
PREPARED BY:**

Jeremy E. Reis, Esq.
Ruttenberg Gilmartin Reis LLC
1101 West Monroe Street, Suite 200
Chicago, IL 60607

AFTER RECORDING, RETURN TO:

Brian D. Gryll, Esq.
Gryll Law
6703 N. Cicero Ave.
Lincolnwood, IL 60712



Doc#: 1526719082 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/24/2015 11:29 AM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE is made as of this 27th day of July, 2015 by and between **3FCB III LLC, Holdings 2, an Illinois limited liability company** ("Grantor"), having a mailing address of 1101 West Monroe Street, Suite 200, Chicago, Illinois 60607 and **David Biondi and Abigail Biondi**, husband and wife, as tenants by the entirety ("Grantee"), having a mailing address of 1049 Peace Drive, Wheeling, Illinois 60090.



*Stc 01146-36116 SE
1 of 2*

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		28-Jul-2015	
	COUNTY:	160.00	
	ILLINOIS:	320.00	
	TOTAL:	480.00	

03-15-118-006-0000 | 20150701609211 | 0-027-802-496

CCRD REVIEWER *R4*



Real Estate Transfer Approved

Initials *JMS* Date *9/17/15*

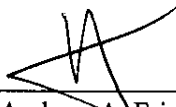
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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 27th day of July, 2015.

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

By: BADM I Manager LLC, its manager

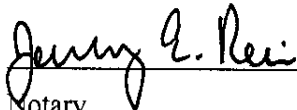
By: 3F Properties LLC, its manager

By: 
Name: Andrew A. Friestedt
Its: Member/Manager

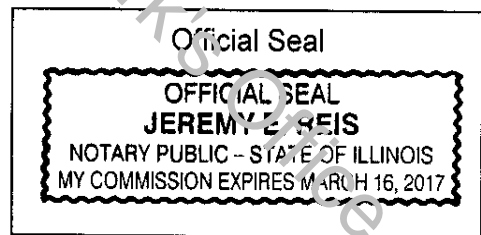
State of Illinois)
)ss
County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Andrew A. 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 27th day of July, 2015.


Notary

Commission Expires: 3/16/17



Send Subsequent Tax Bills To:
David Biondi and Abigail Biondi
(Name)
1049 Peace Drive
(Address)
Wheeling, Illinois 60090
(City, State, Zip)

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EXHIBIT A

LEGAL DESCRIPTION

LOT 51 IN ORCHARD LAKE IN WHEELING UNIT NUMBER 4, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 03-15-118-006-0000

COMMON ADDRESS: 1049 Peace Drive, Wheeling, Illinois 60090

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2015 and subsequent years.
2. Easement for public utilities and drainage over, upon and under the North, East and Southeast 5.0 feet of the land as shown on the plat of subdivision.
3. Annual benefits for the maintenance of the Wheeling drainage district.
4. Encroachment of fence belonging to subject land over and onto land Southeasterly of and adjoining a distance of 0.8 feet, more or less as disclosed by survey dated July 11, 2015 by Andrzej Murzanski Land Surveyors, Inc. as Job No. 150715G.

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