

# UNOFFICIAL COPY



Doc#: 1527210009 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/29/2015 09:39 AM Pg: 1 of 3

## WARRANTY DEED LIMITED LIABILITY COMPANY GRANTOR

The Grantor, **MAX GOLD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00)

155A4746657A(CAN X CT) 09/29/15 12:2

and other good and valuable consideration in hand paid and pursuant to the authority given by the Members of said company, CONVEYS and WARRANTS to **4801 N. RIDGEWAY, LLC, a California limited liability company, 2008 Main St., Ste. 1200, Irvine, CA 92614** of the following described real estate situated in the County of Cook and State of Illinois, to wit:

1900 700

### SEE ATTACHED LEGAL DESCRIPTION

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Manager and attested by its Member this 8<sup>th</sup> day of September, 2015.

**PIN: 13-11-326-035-0000 AVE.**  
**COMMONLY KNOWN AS: 4801 N. RIDGEWAY, CHICAGO, IL 60625**

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SC  
INT

\* SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE OF THE PREMISES AS AN 11 UNIT RESIDENTIAL APARTMENT BUILDING

\*\* SO LONG AS SAID EASEMENTS DO NOT UNDERLIE THE CURRENT IMPROVEMENTS ON THE PROPERTY

CTT BOX 334

By: **MAX GOLD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

By: **WINDY CITY, RE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, its manager**

By: \_\_\_\_\_  
**AMY RUBENSTEIN, Manager**

BOX 334 CTT

# UNOFFICIAL COPY

**This Instrument Prepared By:**

**HAL A. LIPSHUTZ  
LEVIT & LIPSHUTZ  
1120 WEST BELMONT AVE.  
CHICAGO, IL 60657**

**Send subsequent tax bills to:**

**1900 4801 N. RIDGEWAY, LLC,  
2603 MAIN ST., STE. 1300,  
IRVINE, CA 92614 700**



**MAIL TO:**

**JUDY FORS  
LAW OFFICE OF JUDITH E. FORS  
4669 N. MANOR  
CHICAGO, IL 60625**

STATE OF ILLINOIS )

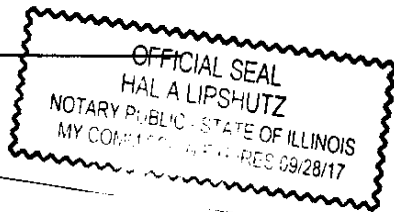
) **SS:**

COUNTY OF COOK )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **AMY RUBENSTEIN, MANAGER OF WINDY CITY RE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** is 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 she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal this <sup>8</sup>~~12~~<sup>th</sup> day of September, 2015.

My commission expires:



**REAL ESTATE TRANSFER TAX**

21-Sep-2015



COUNTY: 797.00  
ILLINOIS: 1,594.00  
TOTAL: 2,391.00

13-11-326-035-0000 | 20150901625038 | 1-185-804-160

**REAL ESTATE TRANSFER TAX**

21-Sep-2015



CHICAGO: 11,955.00  
CTA: 4,782.00  
TOTAL: 16,737.00

13-11-326-035-0000 | 20150901625038 | 0-112-062-336

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## LEGAL DESCRIPTION

LOTS 24 AND 25 IN BLOCK 3 IN HINDMAN'S FIRST ADD TO WEST RAVENSWOOD A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE EAST 60 ACRES OF THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PIN:**

**13-11-326-035-0000**

**COMMONLY KNOWN AS:**

**4801 N. Ridgeway, Chicago, IL 60625**

Property Of Cook County Clerk's Office