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Doc#: 1527426022 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 10/01/2015 10:06 AM Pg: 1 of 4

# SPECIAL WARRANTY DEED

GRANTOR, 116 E OAK
LLC, an Illinois limited
liability company, having
its principal place of
business at 908 N. Halsted,
Chicago, Illinois 60642, for
and in consideration of Ten
and Nc. 100 Dollars (\$10.00)
and other good and valuable
consideration is mand paid,
does hereby

REMISE, RELEASE, ^ LIEN AND CONVEY to the grantee(s),

LP HOLDINGS 116 LLC a Delaware limited liability company, having its principal place of business at 980 N. Michigan Ave., Suite 1900, Chicago, Illinois 60611, the following described real estate, to wit:

### SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos:

17-03-204-054-0600

Commonly Known As:

116 E. Oak Street, Cricago, Illinois 60-6//

TO HAVE AND HOLD said premises, forever. SUBJECT TO: (1) General real estate taxes for 2015 and subsequent years; (2) Covenants, conditions, and restrictions of record; (3) Building lines and easements, if any, and (4) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee(s), their heirs and assigns, that it has not done or suffered to be done, inything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND FOREVER DEFEND

	18-Sep-2015		
REAL ESTATE TRANSFER TAX COUNTY:			0.00
		ILLINOIS:	0.00
A CONTRACTOR OF THE PARTY OF TH		TOTAL:	0.00
17-03-204-054-0000		20150901624737	0-961-662-848

Box 400

REAL ESTATE TRAN	18-Sep-2015	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-03-204-054-000	0 20150901624737	2-137-583-488

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# **UNOFFICIAL COPY**

IN WITNESS WHEREOF, said Grantor has executed this Warranty Deed as of the 10<sup>th</sup> day of September, 2015

116 I	OAR	K LLC			
an Ill	Illinois limited liability company				
By:_					
	Fre	dertek S	. Latsko, its l	Manager	
<b>10</b> .					
70-					
STATE OF ILLINOIS	)				
	)	SS			
COUNTY OF COOK					

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that FREDERICK S. I ATSKO, the Manager of 116 E Oak 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 said limited liability company for the uses and purposes therein set forth.

Given under my hand and notary seal this 10th day of September, 2015.

OFFICIAL SEAL WARREN C LASKI Notary Public - State of Illinois My Commission Expires Apr 16, 2019

Notary Public

Prepared By: WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 30657

Tax Bill To: LP HOLDINGS 116 LLC, 980 N. Michigan Ave., Suite 1900, Chicago Illivois 60611

Return To: WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 60657

EXEMPT UNDER PROVISIONS OF PARAGRAPH

GRAPH SEC. 200.1-2(B-6) OR PARA-GRAPH SEC. 200.1-1 (B) OF THE

CHICAGO TRANSACTION TAX GROUNANCE.

MIXER SMILER, REPRESENTATIVE

Exempt under provisions of Paragraph

Section 4, Roal Estate Transfer Tax Act.

Date Warren Jashi \_\_\_\_

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### **EXHIBIT "A" LEGAL DESCRIPTION**

THE EAST 20 FEET OF THE WEST 60 FEET OF LOT 21 IN COLLINS SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 7 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE NORTH 8 FEET OF SAID EAST 20 FEET TAKEN

EXCENTION OF COLUMNIA CLORAS OFFICE

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# **UNOFFICIAL COPY**

### 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 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 or trust recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: September 14, 2015

Signature:

Grantor or Agent

SUBSCRIBED AND SWOP in the fore me this 14th day of September, 2015.

OFFICIAL SEAL AMANDA QUAS-LEY Notary Public - State of Illinois My Commission Expires Feb 7, 2016

My Commission Expires:

The grantee or his agent affirms and verifies that the rane 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 or trust recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 14, 2015

Signature: \_

Grantee or Agent

SUBSCRIBED AND SWORN to before me this 14th day of September, 2015.

OFFICIAL SEAL
AMANDA QUAS-LEY
Notary Public - State of Illinois

Notary Public - State of Hillions

My Commission Expires Feb 7, 2016

**Notary Public**