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This instrument was prepared by:

Wallace K. Moy
53 West Jackson Blvd.
Chicago, IL 60604



Doc#: 1528222005 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2015 08:23 AM Pg: 1 of 5

Sent subsequent tax bills to:

3516 Western, LLC
3308 S. Wallace Street
Chicago, Illinois 60616

Return document to:

Roger Tsang
2912 S. Wentworth Avenue
Chicago, Illinois 60616

WARRANTY DEED

01-15-2015 5:22 PM 1528222005
THE GRANTOR, 31ST & INDIAN DEVELOPMENT, INC., an Illinois corporation, 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 (\$10.00) Dollars, in hand paid, CONVEYS AND WARRANTS TO 3516 WESTERN, LLC, an Illinois limited liability company, of 3308 S. Wallace Street, Chicago, Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

Please see attached Legal.

PIN: 17-34-103-070-0000, 17-34-103-071-0000, 17-34-103-072-0000 and 17-34-103-073-0000

Commonly known as 203, 205, 209 & 211 E. 31st Street, Chicago, Illinois 60616

SUBJECT TO: a) Covenants, conditions, and restriction of record; b) private, public and utility easements and roads and highways, if any; c) party wall rights and agreements, if any; d) existing lease and tenancies; (e) special taxes or assessment for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (g) general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements;

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

117-100x 1734

CCRD REVIEWER

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bm

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REAL ESTATE TRANSFER TAX

05-Oct-2015



CHICAGO:	3,750.00
CTA:	1,500.00
TOTAL:	5,250.00

17-34-103-070-0000 | 20150901626567 | 0-044-203-904

WARRANTY DEED

October 2, 2105

PAGE 2 OF 2

REAL ESTATE TRANSFER TAX

05-Oct-2015



COUNTY:	250.00
ILLINOIS:	500.00
TOTAL:	750.00

17-34-103-070-0000 | 20150901626567 | 0-541-491-072

Dated this 2nd day of October 2015.

31ST & INDIANA DEVELOPMENT, INC.
an Illinois Corporation

BY: _____
DAN MARK

ITS: PRESIDENT

STATE OF ILLINOIS)
) ss
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Dan Mark, personally known to me to be the president of the company and personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such president, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of October 2015.



Notary Public

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EXHIBIT A

PARCEL 1:

THAT PART OF LOTS 11 TO 16, INCLUSIVE AND THE VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 11 TO 15 AND NORTH AND ADJOINING THE NORTH LINE OF LOT 16 ALL TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.08 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.38 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15); THENCE SOUTH 90°-00'-00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 2.58 FEET TO THE PLACE OF BEGINNING (THE NORTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF E. 31ST STREET); THENCE CONTINUING SOUTH 90°-00'-00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 22.04 FEET; THENCE SOUTH 00°-00'-00" WEST, 41.94 FEET; THENCE NORTH 90°-00'-00" WEST, 14.12 FEET; THENCE NORTH 00°-00'-00" EAST, 11.03 FEET; THENCE NORTH 90°-00'-00" WEST, 7.92 FEET; THENCE NORTH 00°-00'-00" EAST 30.91 FEET TO THE PLACE OF BEGINNING, ALL IN HAYWOOD'S SUBDIVISION OF THE WEST 4/5THS OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 203 E. 31ST ST., CHICAGO, IL 60616

Permanent Index Number: 17-34-103-070-0000

PARCEL 2:

THAT PART OF LOTS 11 TO 16, INCLUSIVE AND THE VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 11 TO 15 AND NORTH AND ADJOINING THE NORTH LINE OF LOT 16 ALL TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.08 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.38 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15); THENCE SOUTH 90°-00'-00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 24.62 FEET TO THE PLACE OF BEGINNING (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF E. 31ST STREET); THENCE CONTINUING SOUTH 90°-00'-00" EAST ALONG THE NORTH LINE

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OF SAID TRACT, A DISTANCE OF 34.95 FEET; THENCE SOUTH 00°-00'-00" WEST, 7.02 FEET; THENCE SOUTH 90°-00'-00" EAST, 2.50 FEET; THENCE SOUTH 00°-00'-00" WEST, 33.67 FEET; THENCE NORTH 90°-00'-00" WEST, 14.23 FEET; THENCE SOUTH 00°-00'-00" WEST, 1.25 FEET; THENCE NORTH 90°-00'-00" WEST, 23.22 FEET; THENCE NORTH 00°-00'-00" EAST, 41.94 FEET TO THE PLACE OF BEGINNING, ALL IN HAYWOOD'S SUBDIVISION OF THE WEST 4/5THS OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 205 E. 31ST ST., CHICAGO, IL 60616

Permanent Index Number: 17-34-103-071-0000

PARCEL 3:

THAT PART OF LOTS 11 TO 16, INCLUSIVE AND THE VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 11 TO 15 AND NORTH AND ADJOINING THE NORTH LINE OF LOT 16 ALL TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.08 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.38 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15); THENCE SOUTH 90°-00'-00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 75.60 FEET TO THE PLACE OF BEGINNING (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF E. 31ST STREET); THENCE CONTINUING SOUTH 90°-00'-00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 34.94 FEET; THENCE SOUTH 00°-00'-00" WEST, 31.83 FEET; THENCE NORTH 90°-00'-00" WEST, 29.17 FEET; THENCE SOUTH 00°-00'-00" WEST, 8.86 FEET; THENCE NORTH 90°-00'-00" WEST, 8.29 FEET; THENCE NORTH 00°-00'-00" EAST, 33.66 FEET; THENCE SOUTH 90°-00'-00" EAST, 2.52 FEET; THENCE NORTH 00°-00'-00" EAST, 7.03 FEET TO THE PLACE OF BEGINNING, ALL IN HAYWOOD'S SUBDIVISION OF THE WEST 4/5THS OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 209 E. 31ST ST., CHICAGO, IL 60616

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PARCEL 4:

THAT PART OF LOTS 11 TO 16, INCLUSIVE AND THE VACATED ALLEY SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 11 TO 15 AND NORTH AND ADJOINING THE NORTH LINE OF LOT 16 ALL TAKEN AS A SINGLE TRACT OF LAND WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.08 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.38 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15); THENCE SOUTH 90°-00'-00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 110.54 FEET TO THE PLACE OF BEGINNING (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF E. 31ST STREET); THENCE CONTINUING SOUTH 90°-00'-00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 22.07 FEET; THENCE SOUTH 00°-00'-00" WEST, 31.83 FEET; THENCE NORTH 90°-00'-00" WEST, 22.07 FEET; THENCE NORTH 00°-00'-00" EAST, 31.83 FEET TO THE PLACE OF BEGINNING, ALL IN HAYWOOD'S SUBDIVISION OF THE WEST 4/5THS OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 211 E. 31ST ST., CHICAGO, IL 60616

Permanent Index Number: 17-34-103-073-0000