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THIS DOCUMENT WAS PREPARED BY:

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Chicago, IL 60610

Doc#: 1528755097 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2015 10:39 AM Pg: 1 of 4

Dec ID 20151001634748
ST/CO Stamp 0-356-360-256 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-452-591-680 City Tax: \$3,412.50

AFTER RECORDING, RETURN TO:

Audrey Cosgrove, Esq.
The Cosgrove Law Firm LLC
4316 N. Elston Ave.
Chicago, IL 60641

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

WARRANTY DEED



THIS WARRANTY DEED is made as of this 13th day of October, 2015 by and between **3FCB III LLC HOLDINGS 4, an Illinois limited liability company** ("Grantor"), having a mailing address of 1101 W. Monroe Street, Suite 200, Chicago, Illinois 60607, and **Paulino Martinez and Mayela Carrasco, husband and wife as tenants by the entirety** ("Grantee"), having a mailing address of 3040 N. Menard Avenue, Chicago, Illinois 60634.


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		14-Oct-2015
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50
13-29-211-024-0000 20151001634748 0-356-360-256		

REAL ESTATE TRANSFER TAX		14-Oct-2015
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50
13-29-211-024-0000 20151001634748 0-452-591-680		

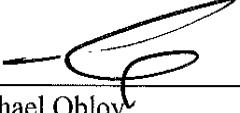
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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 13th day of October, 2015.

3FCB III LLC, Holdings 4, an Illinois limited liability company

By: BADM I Manager LLC, its manager

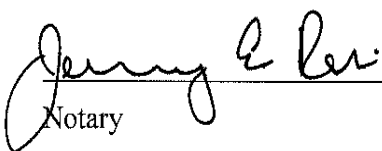
By: 3F Properties LLC, its manager

By: 
Name: Michael Obloy
Its: Member/Manager

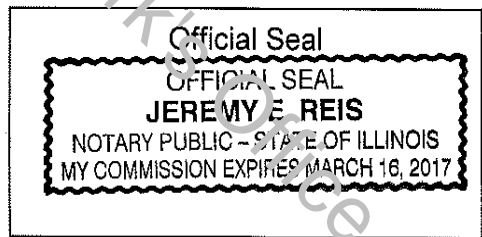
State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Obloy, 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 4, 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 13th day of October, 2015.


Notary

Commission Expires: 3/16/17



Send Subsequent Tax Bills To:
Paulino Martinez and Mayela Carrasco
(Name)
3040 N. Menard Avenue
(Address)
Chicago, Illinois 60634
(City, State, Zip)

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EXHIBIT A

LEGAL DESCRIPTION

LOT 30 IN JOHNSON BROTHERS WESTFIELD ADDITION, A SUBDIVISION OF LOTS 3 AND 6 IN KING AND PATTERSON'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-29-211-024-0000

COMMON ADDRESS: 3040 N. Menard Avenue, Chicago, Illinois 60634

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2015 and subsequent years.
2. Building setback line of 15.0 feet (from the East lot line) as shown on the plat of subdivision.
3. Adverse encroachment of the concrete located mainly on the land Southerly of and adjoining, over and onto the subject land a distance of 0.4 feet, more or less as disclosed by survey dated September 17, 2015 by Preferred Survey, Inc. as P.S.I. No. 15109972.

Property of Cook County Clerk's Office