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WARRANTY DEED

ILLINOIS STATUTORY

Doc#: 1529522049 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2015 10:16 AM Pg: 1 of 2

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH D. PALMISANO
PALMISANO & MOLTZ
19 S. LASALLE STREET
SUITE 900
CHICAGO, ILLINOIS 60603

MAIL TO:

CHRISTINA B. PEREZ
ARONBERG GOLDGEHN
330 N. WABASH AVENUE
SUITE 1700
CHICAGO, ILLINOIS 60611

NAME/ADDRESS OF TAXPAYER:

HJR PROPERTIES, LLC - 3161 N. ORCHARD
2927 N. LINCOLN AVENUE
CHICAGO, ILLINOIS 60657

REAL ESTATE TRANSFER TAX

20-Oct-2015



COUNTY: 3,137.75
ILLINOIS: 6,275.50
TOTAL: 9,413.25

14-28-101-001-0000 | 20150901627656 | 1-682-178-112

RECORDER'S STAMP

THE GRANTOR, **FERTILE ORCHARDS LLC**, an Illinois limited liability company, duly organized and validly 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 00/100THS DOLLARS (\$10.00)** and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **HJR PROPERTIES LLC - 3161 N. ORCHARD**, a series of an Illinois limited liability company, 2927 N. Lincoln Avenue, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 27 AND 28 IN HITCHCOCK'S AND WILSON'S SUBDIVISION OF THE EAST 1/2 OF LOT 1 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-28-101-001-0000

Commonly Known as: 3161-73 N. ORCHARD STREET, CHICAGO, IL 60657



SUBJECT TO: covenants, conditions and restrictions of record which do not adversely affect the use of the Property as one (1) residential apartment building containing nineteen (19) residential dwelling units; public and utility easements of record which do not underlie the improvements on the Property and which are not violated thereby; general real estate taxes for the year 2015 and subsequent years which are not yet due and payable at the time of closing.

REAL ESTATE TRANSFER TAX

14-Oct-2015



CHICAGO: 47,066.25
CTA: 18,826.50
TOTAL: 65,892.75

14-28-101-001-0000 | 20150901627656 | 1-326-169-984

CT-15W5A-46-215LP (M) 1873

CT-Box 334

JC

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 14 day of October, 2015.

FERTILE ORCHARDS LLC

an Illinois limited liability company

By: JAB REAL ESTATE OPPORTUNITY FUND III, L.P.,
a Delaware limited partnership

Its: Manager

By: JAB REAL ESTATE OPPORTUNITY PARTNERS III, LLC,
a Delaware limited liability company

Its: General Partner

BY: 
Francis S. Campise, Manager

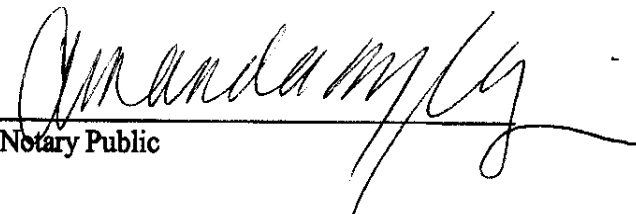
BY: 
James D. Jann, Manager

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Francis S. Campise and James D. Jann, as Managers of JAB REAL ESTATE OPPORTUNITY PARTNERS III, LLC, a Delaware limited liability company, as General Partner of JAB REAL ESTATE OPPORTUNITY FUND III, L.P., a Delaware limited partnership, as Manager of FERTILE ORCHARDS LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, and the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal this 14 day of October, 2015.




Notary Public