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Chicago Title Insurance Company

SPECIAL WARRANTY DEED
(Limited Liability Company to
Limited Liability Company)



1530318029

Doc#: 1530318029 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2015 10:13 AM Pg: 1 of 3

1530318029
10/30/2015 10:13 AM

THIS INDENTURE made this 27 day of October, 2015 between 1955 HALSTED LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, of the City of Chicago, County of Cook, State of Illinois, party of the first part, and, LANDOWNERS REALTY LLC, an Illinois limited liability company of the City of Chicago, County of Cook, State of Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to its heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Legal Description attached hereto as Exhibit A.

SUBJECT TO: Zoning laws and ordinances; Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 14-33-300-008-0000
Address(es) of Real Estate: 1955 N. Halsted, Chicago, IL 60614

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything 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**.

Chicago Title

CCRD REVIEWER

RW

Two

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In Witness whereof, said party of the first part has caused its name to be signed to these presents by its Manager and Member, the day and year first above written.

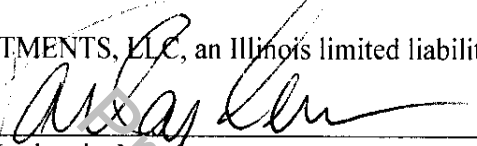
1955 Halsted LLC, an Illinois limited liability company

BY ITS MEMBERS:

MILESTONE, LLC, an Illinois limited liability company

By 
Stephen Ballis, its Manager

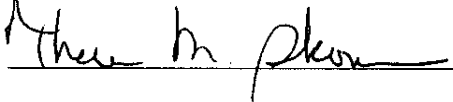
JPJ INVESTMENTS, LLC, an Illinois limited liability company

By 
James Kaplan, its Member

STATE OF ILLINOIS
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Stephen Ballis, Manager of Milestone, LLC, an Illinois limited liability company, and James Kaplan, Member of JPJ Investments, LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager and Member, they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of October, 2015


 (Notary Public)



Prepared By: Louis H. Levinson, 33 N. LaSalle Street, Suite 3200, Chicago, IL 60602



Mail To:

Danielle E. Colyer
Colyer Law Group, P.C.
161 N. Clark Street, Suite 4700
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		29-Oct-2015
	CHICAGO:	12,187.50
	CTA:	4,875.00
	TOTAL:	17,062.50
14-33-300-008-0000 20151001639157 1-936-814-144		

Name & Address of Taxpayer:

Landowners Realty LLC
Attn: Gregory W. Minor, Manager
~~2946 W. Lake Street~~ 17 N. LOOMIS
Chicago, IL 60612 UNIT 16
CHICAGO, IL
60607

REAL ESTATE TRANSFER TAX		29-Oct-2015
	COUNTY:	812.50
	ILLINOIS:	1,625.00
	TOTAL:	2,437.50
14-33-300-008-0000 20151001639157 0-925-069-376		

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EXHIBIT A

THE WEST 1/2 OF LOT 3 IN THE CIRCUIT COURT PARTITION OF THE WEST 1/2 OF LOT 25 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property: 1955 N. Halsted, Chicago, IL 60614

PIN: 14-33-300-008-0000

Property of Cook County Clerk's Office