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Doc#: 1535516010 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/21/2015 10:01 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
LLC to LLC

MAIL TO:
Linsey R. Neyt
Levenfeld Pearlstein, LLC
2 N. LaSalle Street, Suite 1300
Chicago, Illinois 60602

SEND SUBSEQUENT BILLS TO:
425 W. St. James (Chicago), LLC
300 N. LaSalle Street, Suite 1850
Chicago, Illinois 60654

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LHD
15 ST03380 SK

THE GRANTOR, **Speedco Saint James, LLC**, an Illinois Limited Liability Company, a company 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 and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to **425 W. St. James (Chicago), LLC**, an Illinois Limited Liability Company, 300 N. LaSalle Street, Suite 1850, Chicago, Illinois 60654 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:


See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2015 and thereafter



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

Permanent Real Estate Index Number(s): 14-28-320-009-0000

Address(es) of Real Estate: 425 W. St. James Place, Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		10-Dec-2015
	CHICAGO:	10,500.00
	CTA:	4,200.00
	TOTAL:	14,700.00

14-28-320-009-0000 | 20151201650507 | 1-177-519-168

REAL ESTATE TRANSFER TAX		10-Dec-2015
	COUNTY:	700.00
	ILLINOIS:	1,400.00
	TOTAL:	2,100.00

14-28-320-009-0000 | 20151201650507 | 2-139-563-072

Chicago Title

RV

DET 354
3

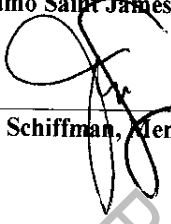
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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this

9th day of December, 20 15.

Speedmo Saint James, LLC, an Illinois Limited Liability Company

By:




Jason Schiffman, 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 Jason Schiffman is personally known to me to be a Member of Speedmo Saint James, LLC, an Illinois Limited Liability Company, are personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 9th day of December, 20 15.



 (Notary Public)

Prepared by:

Stuart Swanson
Cutler & Associates, LTD.
4131 Main Street
Skokie, Illinois 60076

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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 15ST03380SK

For APN/Parcel ID(s): **14-28-320-009-0000**

The East 25 feet of the West 47 feet of Lot 13 in the Subdivision of part of Outlot "B" in Wrightwood, a Subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office