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STATUTORY (ILLINOIS) (WARRANTY DEED)

OGNT#15-0089

GRANTOR. **PRAESUMO** CAPITAL, LLC, a Nevada limited liability company, created and existing under and by virtue of the laws of the State of Nevada and duly authorized to transact business in the State of Illinois of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS and other good and valuable (\$10.00)consideration, in hand paid, CONVEYS and WARRANTS & GRANTEE, MATTO MIDWAY INVESTMENTS, LLC, a Delaware limited liability company, with an address of 1401 Brickell Avenue, Suite 530, Miami, Florida 33131, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 1536419166 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/30/2015 04:15 PM Pg: 1 of 2

(The above space for Recorder's use only)

LOT 5 IN BLOCK 21 IN E.F. KAISER AND COMPANY'S ARDALE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 3'S NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD) RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

PIN: 19-10-317-020-0000

Commonly known as: 5314 S. Keating Avenue, Chicago, Illinois 60632

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

HEVIEWER R

REAL ESTATE TRAN	ISFER TAY	
		31-Dec-2015
C. T.	CHICAGO:	8,100.00
	CTA: TOTAL:	3,240.00
19-10-317-020-0000	LOCAL:	11,340.00 -
* Total does not include	20151201653114	0-531-663-936
* Total does not include	applicable penalty	y or interest due.

REAL ESTATE TRANSFER TAX		31-Dec-2015	
		COUNTY:	540.00
		illinois:	1,080.00
		TOTAL:	1,620.00
19-10-31	7-020-0000 20	0151201653114	2-096-827-456

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In Witness Whereof, Grantor	has caused this Deed to be delivered to Grantee this
	_, 2015
	PRAESUMO CAPITAL, LLC
	a Nevada limited liability company
	By: The WWW
	Name: Lowell Kraff
	Its: Manager
90	
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 LOWELL	KRAFF , who is personally known to me to be the person
whose name is subscribed to the	foregoing instrument as the Manager of PRAESUMO
day in person and acknowledged that	iability company (the "Company"), appeared before me this he signed and delivered said instrument as his own free and
voluntary act and as the free and volu	intary act of the Company, as the Manager of the Company,
for the uses and purposes therein set f	Forth.
Given under my hand and offi	icial seal, this 17th day of December, 2015.
	, 2015.
Vienta at 2	All land services
Notary Public	Crystal T Wilson
My Commission expires on: $\frac{b/2}{}$	Notary Public, State of Illinois My Commission Expires une 27, 2018
	Comment of the Comment
This Instrument was prepared by Gler Halsted Street Suite 100, Chicago, IL,	nn Udell, Brown, Udell, Pomerantz & Delrahim, 1332 N., 60642
Mail future tax bill to & after recor	ding
return to:	ding
MATTO MIDWA WINIVEGTA CONTO	
MATTO MIDWAY INVESTMENTS c/o	S, LLC
1401 Brickell Avenue, Suite 530	
Miami, FL 33131	