

# UNOFFICIAL COPY

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**THIS DOCUMENT WAS  
PREPARED BY:**

Jeremy E. Reis, Esq.  
Ruttenberg Gilmartin Reis LLC  
1101 W. Monroe Street, Suite 200  
Chicago, Illinois 60607

Doc#: 1601149219 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/11/2016 09:55 AM Pg: 1 of 4

Dec ID 20151201655701  
ST/CO Stamp 0-831-376-448 ST Tax \$635.00 CO Tax \$317.50  
City Stamp 0-746-130-496 City Tax: \$6,667.50

**AFTER RECORDING, RETURN TO:**

Andrew Lofthouse, Esq.  
The Lofthouse Firm  
Attorney at Law  
1420 Renaissance Drive, Suite 213  
Park Ridge, Illinois 60068

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

## WARRANTY DEED


THIS INDENTURE is made as of this 29<sup>th</sup> day of December, 2015 by and between **3FCB III LLC, Holdings 2, an Illinois limited liability company** ("Grantor"), having a mailing address of 1101 West Monroe Street, Suite 200, Chicago, Illinois 60607 and **Annamarie C. Merritt and James T. Merritt**, as wife and husband by tenancy by the entirety ("Grantee"), having a mailing address of 3824 N. Ridgeway Avenue, Chicago, Illinois 60618.

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	30-Dec-2015
	<b>CHICAGO:</b> 4,762.50
	<b>CTA:</b> 1,905.00
	<b>TOTAL:</b> 6,667.50 *

13-23-112-025-0000 | 20151201655701 | 0-746-130-496

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	05-Jan-2016
	<b>COUNTY:</b> 317.50
	<b>ILLINOIS:</b> 635.00
	<b>TOTAL:</b> 952.50

13-23-112-025-0000 | 20151201655701 | 0-831-376-448

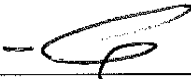
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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 29<sup>th</sup> day of December, 2015.

3FCB III LLC Holdings 2, an Illinois limited liability company

By: BADM I Manager LLC, its manager

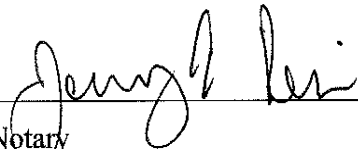
By: 3F Properties LLC, its manager

By:   
Name: Mike Obloy  
Its: Member/Manager

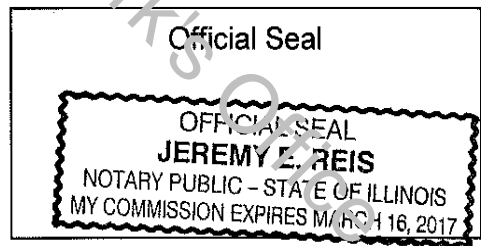
State of Illinois )  
                                  )ss  
County of Cook )

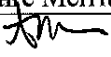
The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mike Obloy, a Member/Manager of 3F Properties LLC, the manager of BADM I Manager LLC, personally known to me to be a manager of 3FCB III LLC, Holdings 2, an Illinois limited liability company, and 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 29<sup>th</sup> day of December, 2015.

  
Notary

Commission Expires: 3/16/17



**Send Subsequent Tax Bills To:**  
Annamarie  
Annamarie Merritt and James T. Merritt  
(Name)   
  
3824 N. Ridgeway Avenue  
(Address)  
  
Chicago, Illinois 60618  
(City, State, Zip)

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 35 AND THE SOUTH 1/2 OF LOT 36 IN BLOCK 6 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE RAILROAD) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 13-23-112-025-0000

**COMMON ADDRESS:** 3824 N. Ridgeway Avenue, Chicago, Illinois 60618

Property of Cook County Clerk's Office

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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 drive located mainly on the land Northerly of and adjoining, over and onto the subject land a distance of 1.3 feet, more or less as disclosed by survey dated December 17, 2015 by Preferred Survey, Inc. as P.S.I. N. 15111022.

Property of Cook County Clerk's Office