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Prepared By and After Recording Return To:

Brian Meltzer Meltzer, Purtill & Stelle LLC 1515 E. Woodfield Road, Suite 250 Schaumburg, Illinois 60173



Doc#: 1601422017 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 01/14/2016 09:27 AM Pg: 1 of 3

Address: 1925-31 Grove Avenue, Berwyn, Illinois 60402

PIN: 16-19-323-031 0200

WARRANTY DEED

THE GRANTOR, BAM BERWYN, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid: CONVEYS AND WARRANTS to:

BAM BERWYN RESIDENTIAL, LLC, an Parois limited liability company ("Grantee") all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lots 52, 53 and 54 in Berwyn Gardens, a subdivision of the South 1271.30 feet of the Southwest quarter of Section 19, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

SUBJECT TO: General real estate taxes for the year 2015 and subsequent years, unconfirmed special government taxes and assessments, existing leases and tenancies, covencet, conditions, restrictions of record, building lines and public and utility easements, if any, so long as they do not interfere with the grantee's use and enjoyment of the property.

Exempt under provisions of Paragraph E Section 31-45, Property Tax Code.

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH A. OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION.

DATE 1.12.16

CCRD REVIEWER

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IN WITNESS WHEREOF, Grantor has executed this instrument as of the <u>//</u> day January, 2016.

BAM BERWYN, LLC, an Illinois limited liability company

By:_

Alan P. Meltzer, its Manager

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alan P. Meltzer, the Manager of BAM Berwyn, LLC (the "Company"), is personally known to me to be 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 the said Deed, as his free and voluntary act and the free and voluntary act of the Company for the uses and purposes therein set forth.

Date: 12, 2016

Notary Public

My Commission Expires: 4

(Official Seal)

"OFFICIAL SFAL"

Irene A Schult

Notary Public, State of Minois
My Commission Expires 4 15 2017

SEND SUBSEQUENT TAX BILLS TO:

BAM Berwyn Residential, LLC c/o Meltzer Real Estate, LLC 2706 W. Armitage Avenue Chicago, Illinois 60647

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 22, 2016

Signature: Sun Agent

Subscribed and sworn to before me by the said affiant.

this /2 day of January, 2016

Notary Public _

"OFFICIAL SEAL" Ellen Joyce

Notary Public, State of Illinois

My Commission Expires 3/16/2019

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January />, 2016

Signature:

Grantee or Agent

Subscribed and sworn to before me by the said affiant

this /2 day of January, 2016.

"OFFICIAL SEAL" Irene A Schulle Notary Public, State of Illunia My Commission Expires 4/1/2/2017

Notary Public

NOTE:

Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)