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**THIS DOCUMENT WAS
PREPARED BY:**

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

Doc#: 1603250111 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/01/2016 09:13 AM Pg: 1 of 4

Dec ID 20160101663593
ST/CO Stamp 0-643-768-896 ST Tax \$760.00 CO Tax \$380.00
City Stamp 0-629-400-128 City Tax: \$7,980.00

AFTER RECORDING, RETURN TO:

Karen Herodes-Wynard, CRP
Morreale Brady Malone & Cwik, P.C.
449 Taft Avenue
Glen Ellyn, IL 60137

WARRANTY DEED

THIS INDENTURE is made as of this 26th day of January, 2016 by and between **3FLTH III LLC Holdings 2, an Illinois limited liability company** ("Grantor"), having a mailing address of 1101 W. Monroe Street, Suite 200, Chicago, Illinois 60607 and **HIC ARO 2 LLC, an Illinois limited liability company** ("Grantee"), having a mailing address of 4104 North Harlem Avenue, Norridge, IL 60706


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: St001146-390916E

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. 1 of 1



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

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

REAL ESTATE TRANSFER TAX		28-Jan-2016
	CHICAGO:	5,700.00
	CTA:	2,280.00
	TOTAL:	7,980.00 *
16-01-210-005-0000 20160101663593 0-629-400-128		

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

REAL ESTATE TRANSFER TAX		29-Jan-2016
	COUNTY:	380.00
	ILLINOIS:	760.00
	TOTAL:	1,140.00
16-01-210-005-0000 20160101663593 0-643-768-896		

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 26th day of January, 2016.

3FLTH III LLC Holdings 2

By: BADM Manager LLC, its Manager

By: 3F Properties LLC, its Manager

By: [Signature]
Name: Michael Obloy
Title: Member/Manager

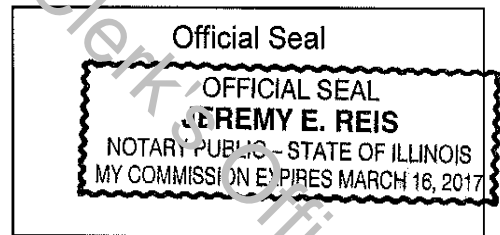
State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Obloy, member manager of 3F Properties LLC, the Manager of BADM Manager LLC, the Manager of 3FLTH III LLC Holdings 2, 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 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 26th day of January, 2016.

[Signature]
Notary

Commission Expires: 3/16/17



Send Subsequent Tax Bills To:

HIC ARO 2 LLC
(Name) C/O Harlem Irving Companies, Inc

4104 North Harlem Avenue
(Address)

Norridge, IL 60706
(City, State, Zip)

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EXHIBIT A
LEGAL DESCRIPTION

THE SOUTH 16 2/3 FEET OF LOT 44 AND THE NORTH 16 2/3 OF LOT 43 IN BLOCK 7 IN HARVEY M. THOMPSON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-01-210-005-0000

COMMON ADDRESS: 1447 N. Washtenaw Avenue, Chicago, Illinois 60647

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2015 and subsequent years for taxes not yet due and payable.
2. Unrecorded leases.

Property of Cook County Clerk's Office