

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**(Corporation to Individual)**

Doc#: 1606257097 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/02/2016 11:41 AM Pg: 1 of 2

Dec ID 20160201672966  
ST/CO Stamp 0-341-080-640 ST Tax \$90.00 CO Tax \$45.00  
City Stamp 1-558-608-448 City Tax: \$945.00

CT 110P5A2550A5UP MDM 2018

**THE GRANTOR**, 8040 South Vernon, LLC an Illinois Limited Liability 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 & 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 Rodinia Holdings 7, LLC, an Illinois Limited Liability Company (**GRANTEE'S ADDRESS**), 640 N. LaSalle, Ste 638 Chicago, IL 60654 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 13 AND 14 IN BLOCK 9 IN CHATHAM FIELDS, BLOCKS OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT A HOMESTEAD PROPERTY

**SUBJECT TO:** Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Existing leases and tenancies, General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2015.

Permanent Real Estate Index Number(s): 20-34-208-036-0000  
Address(es) of Real Estate 8040 South Vernon Ave., Chicago, IL 60619

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 Manager, this 25th day of February, 2016.

8040 South Vernon, LLC an Illinois Limited Liability Company

By Phil Joseph  
Phil Joseph  
Manager

Chicago Title

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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 Phil Joseph, personally known to me to be the Manager of the 8040 South Vernon, LLC an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such Manager signed and delivered the said instrument and caused the corporate seal of said company 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 25<sup>th</sup> day of February, 2016.



(Notary Public)

**Prepared By:** Daniel G. Lauer (Attorney at Law)  
1424 W. Division St.  
Chicago, IL 60642

**Mail To:**

Rodinia Holdings 7, LLC. an Illinois Limited Liability Company  
640 N. La Salle, Ste 638  
Chicago, IL 60654

**Name & Address of Taxpayer:**

Rodinia Holdings 7, LLC. an Illinois Limited Liability Company  
640 N. La Salle, Ste 638  
Chicago, IL 60654

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