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**WARRANTY DEED
ILLINOIS STATUTORY
(Limited Liability Company
to Limited Liability Company)**

Doc#: 1608829020 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2016 10:48 AM Pg: 1 of 3

GRANTOR, 3146 W. Chicago Avenue Building, LLC, a limited liability company created and existing under and by virtue of the laws of the State Illinois, and duly authorized to

transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, and pursuant to the authority given by the Managers of said company, CONVEYS and WARRANTS to Interior Revival, LLC., an Illinois Limited Liability Company, of 61057 N. Honore St., Chicago, IL 60622, the following real estate situated in the County of Cook and State of Illinois, and bounded and described as follows:

LOTS 6 AND 7 IN E.A. CUMMINGS AND COMPANY'S SUBDIVISION OF LOTS 66 AND 67 (EXCEPT RAILROAD) IN MCILLROY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3146 W. Chicago Avenue, Chicago, IL 60622

PERMANENT INDEX NUMBER: 16-01-319-017 0000

Subject to: General Real Estate Taxes not due and payable at the time of Closing; Special Assessments not yet due and payable at the time of Closing; Building, building lines and building restrictions of record; Zoning and building laws and ordinances; Use and occupancy restrictions; Public and utility easements; covenants, conditions and restrictions of record; Terms, provisions, conditions and restrictions of Ordinance No. 63, recorded December 30, 2013, as document number 1336426064; Utility Sharing Agreement in connection with boiler usage, maintenance and billings between Grantor and Darrin Hallowell, recorded April 17, 2015 as Document #1510719104 and the terms and conditions contained therein; Building Support Agreement between Grantor and Darrin Hallowell, recorded April 17, 2015 as Document #1510719105, and the terms and conditions contained therein; and Party Wall Agreement contained in Deed recorded January 18, 1949 as Document #14480801 for Party Wall and party Wall rights on the East side of the land. The Property is sold in "AS IS, WHERE IS" condition.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated: March 22, 2016.

3146 W. CHICAGO AVENUE BUILDING, LLC

By: James Antoni
Title: James Antoni, manager

PAY TO TITLE
221 N. NOR WAVE
PARK IL 60302

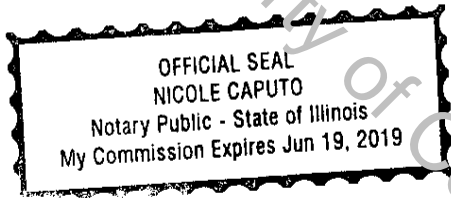
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STATE OF ILLINOIS)
COUNTY OF COOK)

I, Nicole Caputo, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Antoni personally known to me to be the Manager of 3146 W. CHICAGO AVENUE BUILDING, LLC, and 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 severally acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, pursuant to authority given by the Managers of said limited liability company, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of March, 2016.




Nicole Caputo
Notary Public
commission expires: 6/19, 2019.

This instrument prepared by: Felicia M. DiGiovanni, 7610 W. North Ave., Elmwood Park, IL



Mail to:
Robert Bonham
208 S. Laramie
Chicago, IL 60604

Send subsequent tax bills to:
Tribrion Renewal LLC
1057 N. Honore Street
Chicago, IL 60627

REAL ESTATE TRANSFER TAX		28-Mar-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

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

REAL ESTATE TRANSFER TAX		28-Mar-2016
	COUNTY:	207.50
	ILLINOIS:	415.00
	TOTAL:	622.50

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LEGAL DESCRIPTION

LOTS 6 AND 7 IN E.A. CUMMINGS AND COMPANY'S SUBDIVISION OF LOTS 66 AND 67 (EXCEPT RAILROAD) IN MCILLROY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office