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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 1610241002 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2016 09:26 AM Pg: 1 of 2

Dec ID 20160301685541
ST/CO Stamp 1-461-718-592 ST Tax \$425.00 CO Tax \$212.50

1610241002
10/1

THE GRANTOR(S), Robert F. Armalas and Christina Armalas as Trustees of The Armalas Joint Trust Dated June 17, 2010, of the Village of Western Springs, County of Cook, State of IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty to SMS Properties LLC, an Illinois limited liability company of 1254 South Ridge Rd., Lake Forest, IL 60045 of the County of Lake, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

THE SOUTH 1/2 OF LOT 10 IN BLOCK 37 IN FOREST HILLS OF WESTERN SPRINGS, A SUBDIVISION OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12 TO 15 IN THE HIGHLANDS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 7.

SUBJECT TO:

Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years .

Permanent Real Estate Index Number(s): 18-07-417-036-0000

Address(es) of Real Estate: 5321 Lawn Avenue Western Springs, IL 60558

Dated this 31st day of March, 2016

Robert F. Armalas (SEAL)

Robert F. Armalas as trustee of
The Armalas Joint Trust Dated June 17, 2010

Christina Armalas (SEAL)

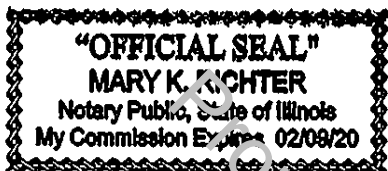
Christina Armalas as co-trustee of
The Armalas Joint Trust Dated June 17, 2010

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert F. Armalas and Christina Armalas as trustees of The Armalas Joint Trust Dated June 17, 2010, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31 day of MARCH, 2016



Mary K Richter (Notary Public)

Prepared By: Ian Brenson, Attorney at Law, P.O. Box 666, La Grange, IL 60525

Mail To:
SMS Properties LLC
1254 South Ridge Rd
Lake Forest, IL 60045

Steven E. Moitz
Palmisano & Moitz
19 S. LaSalle St. Suite 900
Chicago IL 60603

Name & Address of Taxpayer:
SMS Properties LLC
1254 South Ridge Rd
Lake Forest, IL 60045

REAL ESTATE TRANSFER TAX		01-Apr-2016
COUNTY:		212.50
ILLINOIS:		425.00
TOTAL:		637.50

18-07-417-036-0000 | 20160301685541 | 1-461-718-592