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THIS INSTRUMENT WAS PREPARED BY:

Michael Z. Margolies 2201 Main Street Suite 101 Evanston, Illinois 60202

1610504061 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 04/14/2016 03:52 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(s), KEREM PARTNERS LLC, an Illinois limited liability company, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ABEL PARDO and SAMIRA FERATAJ PARDO, husband and wife as Tenants by the Entirety GRANTEE(s), having an address of 1465 Grand, Chicago, Illinois, its successors and assigns, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached Lereto and made a part hereof. The Grantors hereby convey, transfer, and waive any and all homestead rights under the Illinois Homestead Exemption Act.

Property Address:

2233 W. Wellington, Chicago, IL 60618

PIN:

14-30-114-014-0000

TO HAVE AND TO HOLD SAID PREMISES, FOREVER

IN WITNESS WHEREOF, the Grantor(s) has/have executed unis Warranty Deed as of this Alay of March, 2016.

KEREM PARTNERS LLC, an Illinois limited liability company

By: Abe Polatsek, Agent

25-'aar-2016 **REAL ESTATE TRANSFER TAX** 8.625.00 CHICAGO: 3,450.00 CTA: 12,075.00 * TOTAL:

14-30-114-014-0000 20160201674771 0-980-612-672

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

FIRST AMERICAN TIT FILE #_272304

REAL ESTATE TRANSFER TAX			25-Mar-2016
		COUNTY:	575.00
		ILLINOIS:	1,150,00
		TOTAL:	1,725.00
14-30-11	4-014-0000	20160201674771	0-542-862-012

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CENTIFY THAT ABE POLTATSEK, 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, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of Kerem Partners LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this $\frac{\lambda 3}{2}$ day of March, 2016.

Commission expires ,

MICHAEL Z. MARGOLIES OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires May 23, 2018

974'S OFFICE

Muslame May Motary Public

Return to After Recording:

Send Tax Bills To

Christopher A. Harris 3047 N. Lincoln Avenue Suite 400 Chicago, IL 60657 Abel Pardo 2233 W. Wellington Chicago, IL 60618

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EXHIBIT A

Legal Description

LOT 18 AND THE EAST 7.50 FEET OF LOT 19 IN BLOCK 5 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Title Exceptions

ixes for 2015 (second instructord; building lines and ease...
injoyment of the Property.

Mt/Margolies/Polatsek.Kerem Wellington Sale.Warranty Deed Taxes for 2015 (second installment) and subsequent years; covenants, conditions and restrictions of record; building lines and ease nents; provided they do not interfere with the current use and