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15550161000LP
10/3/2016

**WARRANTY DEED
ILLINOIS STATUTORY**



Doc#: 1610919019 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2016 09:05 AM Pg: 1 of 4

THE GRANTOR, P. FLANIGAN PARTNERS LLC, an Illinois limited liability company, and duly authorized to transact business in the state of Illinois, for and in consideration of TEN (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEYS and WARRANTS to R2 Core 800, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


See Exhibit "A" attached hereto and made a part hereof

This is not a homestead property

SUBJECT TO: general taxes not yet due or payable, matters created by, through or under R2 Core 800, LLC, and all exceptions to title listed on Schedule B of the Commitment as set forth in the Purchase Agreement dated as of February 5, 2016.


Permanent Real Estate Index Numbers: 17-08-442-009-0000; 17-08-442-012-0000
Addresses of Real Estate: 800 -806 W. Washington, Chicago, Illinois 60607



P. Flanigan Partners LLC

REAL ESTATE TRANSFER TAX		15-Apr-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-08-442-012-0000 | 20160401690451 | 0-997-064-256

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

By: 
Gary Weber, Manager

REAL ESTATE TRANSFER TAX		15-Apr-2016
	COUNTY:	2,612.50
	ILLINOIS:	5,225.00
	TOTAL:	7,837.50

17-08-442-012-0000 | 20160401690451 | 0-198-245-952

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 Gary Weber, not individually but as Manager of P. Flanigan Partners LLC, personally known to me to be the Manager of P. Flanigan Partners LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in

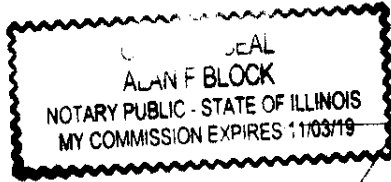
R

Box 334 4.

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person and severally acknowledged that as such Manager, that he signed and delivered the said instrument , pursuant to authority given by the Manager of the Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

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



[Signature] (Notary Public)

Prepared by:

Alan Block
Block & Landsman
33 N. LaSalle, Suite 1400
Chicago, Illinois 60602

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH SECTION OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH SECTION OF THE COOK COUNTY TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO. 200.12B6

4-13-16
Date

[Signature]
Buyer, Seller or Representative

Mail to:

Vasilios Siomos
1130 W. Monroe
Chicago, Illinois 60607

Name and Address of Taxpayer:

R2 Core 800, LLC
1130 W. Monroe
Chicago, Illinois 60607

Property of Cook County Clerk's Office

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Exhibit "A" – Legal Description

Parcel 1:

LOTS 30, 31 AND 32 IN THE SUBDIVISION OF BLOCK 37 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel 2:

LOT 21 IN THE SUBDIVISION OF BLOCK 37 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

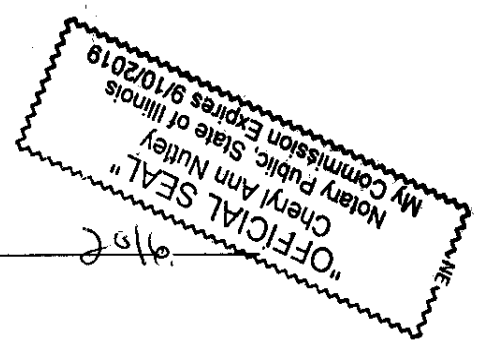
Dated: 4/13, 2016.

[Signature]
Signature

Alan Block
Print Name

Subscribed and sworn to before me this 13th of April 2016.

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

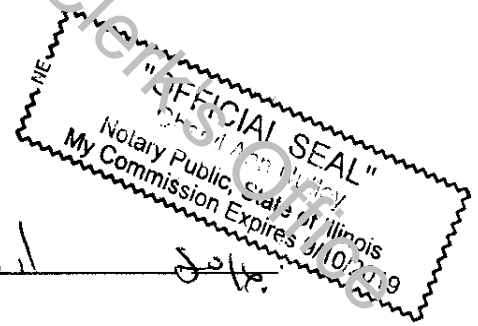
Dated: 4/13, 2016.

[Signature]
Signature

Alan Block
Print Name

Subscribed and sworn to before me this 13th of April 2016.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.