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Doc#: 1615347047 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/01/2016 12:06 PM Pg: 1 of 3

Dec ID 20160501610771
ST/CO Stamp 0-719-796-544 ST Tax \$750.00 CO Tax \$375.00

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

THE GRANTOR, Caputo Real Estate, 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 the sum of TEN AND NO/100 DOLLARS, and for a good and valuable consideration to it in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEYS and WARRANTS to NT Caputo Real Estate, LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal office in the Village of Melrose Park (2050 N. 15th Ave., Melrose Park, IL), County of Cook, and State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Legal Description Rider

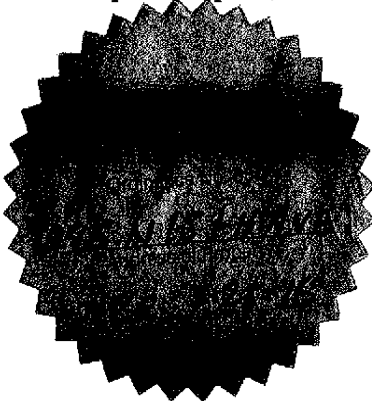
PIN: 12-34-404-035-0000

Commonly known as: 1945 N. 15th Ave., Melrose Park, Illinois 60160

Subject to: conditions, covenants and restrictions of record, building setback lines and easements, and to current taxes.

TO HAVE AND TO HOLD said premises forever.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Natale Caputo and Pasquale Caputo, its Managers, this 26 day of May, 2016.



CAPUTO REAL ESTATE, LLC

By: Caputo

Pasquale Caputo, Its Manager

By: Natale Caputo

Natale Caputo, Its Manager

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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, DO HEREBY CERTIFY that Natale Caputo and Pasquale Caputo, personally known to me the Managers of Caputo Real Estate, LLC, an Illinois Limited Liability Company, 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 acknowledged that as such Managers, they signed and delivered the said instrument as Managers of said limited liability company, pursuant to authority given by the Manager of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Dated this 26 day of May, 2016.

Prepared by: Felicia M. DiGiovanni
7610 W. North Ave.
Elmwood Park, IL

Name and Address of Taxpayer:

NT Caputo Real Estate, LLC
2050 N. 15th Ave.
Melrose Park, IL 60160

Mail to:

Spina, McGuire & Okal
7610 W. North Ave.
Elmwood Park, IL 60707

UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER**

THAT PART OF LOTS 4, 7 AND 8 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWN OF LEYDEN, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4, WHICH POINT IS 100 FEET SOUTH OF THE NORTH LINE OF LOT 4; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET; THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET ON A LINE 241 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4; THENCE WESTERLY ALONG A LINE 241 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4 TO THE WEST LINE OF LOT 4; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 4 TO THE PLACE OF BEGINNING.

AND

THAT PART OF LOT 4 AND LOT 8 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWN OF LEYDEN, COUNTY OF COOK AND STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF LOT 4, WHICH POINT IS 241 FEET SOUTH OF THE NORTH LINE OF LOT 4; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 4, 24 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO THE WEST LINE OF LOT 4; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 4, 24 FEET TO THE POINT OF BEGINNING.

AND

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 5 AND 6 AFORESAID AS CREATED BY GRANT OF EASEMENT RECORDED MAY 31, 1978 AS DOCUMENT 24469016 OVER AND UPON A 27 FOOT STRIP OF LAND ACROSS LOT 4 AND PART OF LOT 8 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING 13.5 FEET EACH SIDE OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 4, WHICH POINT IS 278.5 FEET SOUTH OF THE NORTH LINE OF LOT 4; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF LOT 4 TO A POINT WHICH IS MIDWAY BETWEEN THE EAST LINE OF 15TH AVENUE AND THE WEST LINE OF GEORGE STREET FOR USE SOLELY FOR DRIVEWAY PURPOSES AND FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Commonly known as 1945 N. 15th Ave., Melrose Park, Illinois 60160