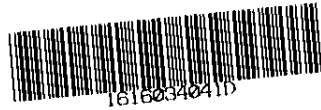


UNOFFICIAL COPY

WARRANTY DEED

This document was prepared by
and after recording return to:
Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

Send subsequent tax bills to:
Chicago Realty One LLC
3149 Dundee Road #282
Northbrook, IL 60062



Doc#: 1616034041 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/08/2016 09:53 AM Pg: 1 of 4

(The Above Space for Recorders Use Only)

THE GRANTOR, SNL HOLDINGS LLC, an Illinois limited liability company, of Chicago, Illinois, County of Cook, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, CHICAGO REALTY ONE LLC, an Illinois limited liability company, having an address of 3149 Dundee Road #282, Northbrook, Illinois 60062, the following described real estate, situated in the City of Chicago, County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 20-17-313-019-0000

COMMONLY KNOWN AS: 6054 S. Throop Street, Chicago, Illinois 60636

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances, subject only to: (i) covenants, conditions, and restrictions of record; (ii) public and utility easements; (iii) acts done by or suffered through Grantee; (iv) all special governmental taxes or assessments confirmed and unconfirmed; and (v) general taxes for 2015 (second installment) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

This is not Homestead property.

DATED this 12 day of April, 2016.

SNL HOLDINGS LLC

Scott Gottlieb, Manager

REAL ESTATE TRANSFER TAX

08-Jun-2016



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-17-313-019-0000 | 20160601614501 | 0-399-344-960

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

REAL ESTATE TRANSFER TAX

08-Jun-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-17-313-019-0000 | 20160601614501 | 0-483-296-576


R

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **SCOTT GOTTLIEB, Manager of SNL HOLDINGS LLC**, an Illinois limited liability company, is 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 and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12 day of April, 2016.



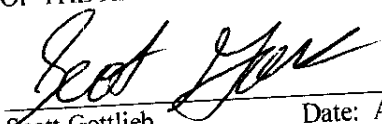
Notary Public

My Commission Expires: 8/23/16



This document was prepared by:
Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 N. LaSalle Street, Suite 3200
Chicago, IL 60601

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.



Scott Gottlieb Date: April 12 2016

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EXHIBIT "A"

LEGAL DESCRIPTION

**LOT 22 IN BLOCK 1 IN HERRING'S SUBDIVISION OF THE SOUTHWEST QUARTER OF
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.**

PERMANENT INDEX NUMBER: 20-17-313-019-0000

COMMONLY KNOWN AS: 6054 S. Throop Street, Chicago, Illinois 60636

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STATEMENT BY GRANTOR AND GRANTEE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

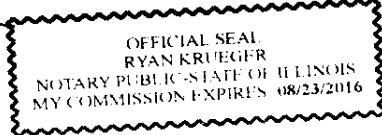
The GRANTOR or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: April 15, 2016
Grantor Signature: *Scott Gottlieb*
 Scott Gottlieb, Manager

SNL HOLDINGS LLC

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF APRIL, 2016.

[Signature]
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The GRANTEE or its agent affirms and verifies that the name of the grantor 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 title to real estate under the laws of the State of Illinois.

Date: April 15, 2016
Grantee Signature: *Scott Gottlieb*
 Scott Gottlieb, Manager

CHICAGO REALTY ONE LLC

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY 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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in COOK COUNTY, IL, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]