# **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 60501

Send subsequent tax bills to:

Chicago Realty One LLC 3149 Dundee Road #282 Northbrook, IL 60062



1616034042 Fee: \$44.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavlt Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/08/2016 09:54 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 ir cor sideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hard paid, CONVEYS and WARRANTS to the GRANTEE, CHICAGO REALTY ONE LLC, an impois limited liability company, having an address of 3149 Dundee Road #282, Northbrook, Prinois 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: 13-32-307-011

COMMONLY KNOWN AS: 1822 N. Austin Avenue, Chicago, Illinois 60639

TOGETHER with all and singular the hereditaments and appurtenances to creanto 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 appurte lances 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 <u>12</u> day of April, 2016.

SNL HOLDINGS LLC

Scott Gottlieb, Manager

REAL ESTATE TRANSFER TAX		08-Jun-2016
REAL ESTATE TION	CHICAGO:	0.00
	CHICAGO:	0.00
	TOTAL:	0.00 *
		1 1-671-234-880

13-32-307-011-0000 | 20160601614540 | 1-671-234-880

<sup>\*</sup> Total does not include any applicable penalty or interest due.

	ATE TRANSFE	R TAX	08-Jun-2016
REALEST	ATE INAMOIL	COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
13-32-30	7-011-0000 2	0160601614540	1-257-997-632

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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 aclivered 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 L2 day of April, 2016.

Notary Public

My Commission Expires: 8/2316

OFFICIAL SEAL.
RYAN KRUEGER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/23/2016

This document was prepared by:

Jeffrey M. Galkin, Esq. Levin Ginsburg 180 N. LaSalle Street, Suite 3200 Chicago, IL 60601

THIS TRANSFER IS EXEMP1 ONDER THE PROVISIONS OF PARAGRAPH (E), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

Scott Gottlieb

Date: April 12016

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#### EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 9 IN DAVID GOWDY'S SUBDIVISION OF THE SOUTH 480 FEET OF THE EAST HALF LYING EAST OF THE EAST LINE OF PUBLIC ALLEY OF BLOCK 26 IN A. GALES SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-32-307-011

COMMONLY KNOWN AS: 822 N. Austin Avenue, Chicago, Illinois 60639

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## **UNOFFICIAL COPY**

## STATEMENT BY GRANTOR AND GRANTEE

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 Univois.
Date: April 1 2,2016
Grantor Signature: Scott Gottlieb, Manager
SUBSCRIBED AND SWORN TO BEFORE
ME THIS DAY OF APRIL, 2016.
Notary Public  OFFICIAL SEAL RYAN KRUEGER NOTARY PUBLIC STATE OF ILL INOIS MY COMMISSION EXPIRES 08/23/2016
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 12, 2016  CHICAGO REALTY ONE LLC  Grantee Signature:
Scott Gottlieb, Manage'
SUBSCRIBED AND SWORN TO BEFORE  ME THIS DAY OF APRIL, 2016.  OFFICIAL SEAL RYAN KRUBLER NOTARY PUBLIC-STATE OF ILL INOIS MY COMMISSION EXPIRES 08/23/2016
N. A. T. Public
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.
Class C misdemeanor for the first extended in COOK COUNTY, IL, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]
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