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WARRANTY DEED

Doc#: 1616216028 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/10/2016 12:16 PM Pg: 1 of 4

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 Three LLC
3149 Dundee Road #282
Northbrook, IL 60062

(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 THREE 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: 20-19-124-012-0000

COMMONLY KNOWN AS: 6631 S. Claremont Avenue, 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

10-Jun-2016



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-19-124-012-0000 | 20160601615618 | 1-369-790-784

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

REAL ESTATE TRANSFER TAX

10-Jun-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-19-124-012-0000 | 20160601615618 | 1-827-153-216

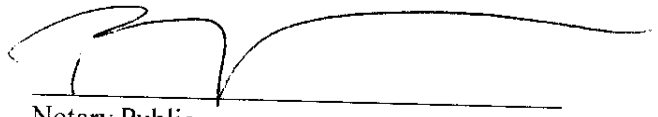
CCRD REVIEW

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

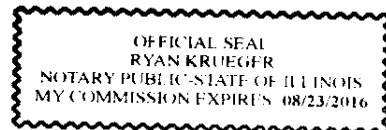
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **SCOTT GOTTLIEB, Manager of SNL HOLDINGS LLC**, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and 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.



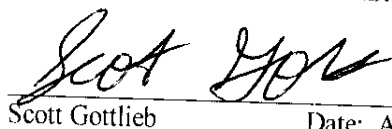
Notary Public

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 36 IN BLOCK 50, IN SOUTH LYNNE BEING VAIL'S SUBDIVISION OF THE NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-19-124-012-0000

COMMONLY KNOWN AS: 6631 S. Claremont Avenue, 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 12, 2016

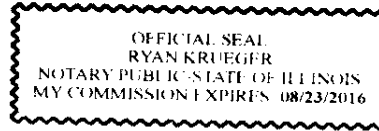
SNL HOLDINGS LLC

Grantor Signature: _____

Scott Gottlieb, Manager

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 12 DAY OF APRIL, 2016.

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 12, 2016

CHICAGO REALTY THREE LLC

Grantee Signature: _____

Scott Gottlieb, Manager

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 12 DAY OF APRIL, 2016.

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.]