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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 Timee LLC 3149 Dundee Road 282 Northbrook, IL 60062



Doc#: 1616216032 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 12:29 PM Pg: 1 of 4

(The Above Space for Recorders Use Only)

THE GRANTOR, **SNL HCLDINGS 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** in Illinois limited liability company, having an address of 3149 Dundee Road #282, Northbrook, Uniois 60062, the following described real estate, situated in the Village of Berwyn, County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 16-31-109-009-0000

COMMONLY KNOWN AS: 3231 S. Maple Avenue, Berwyn, Hiracia 60402

TOGETHER with all and singular the hereditaments and appurtenances thereinto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, ents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Granton 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 <u>L</u>day of April, 2016.

REAL ESTATE TRANSFER TAX

10-Jun-2016

(\$5)

COUNTY: ILLINOIS: TOTAL:

0.00 0.00 0.00

16-31-109-009-0000 20160501609122 1-897-841-984

SNL HOLDINGS LLC

Scott Gottlieb, Manager

CCRD REVIEW

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 1) OF THE BERWYN CITY CODE SEC. 888.06 AS A REAL ESTATE TRANSACTION.

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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 the ein set forth.

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

Notary Public

My Commission Expires:

OFFICIAL SEAL RYAN KRUEGER NOTARY PUBLIC-STATE OF ILLUNOIS 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 EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E), SEC [O] 1-45 OF THE REAL ESTATE TRANSFER TAX LAW.

Scott Gottlieb

Date: April **2**-2016

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EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 41 AND 42 IN BLOCK 45 IN ANDREWS AND PIPER'S THIRD ADDITION TO BERWYN, BEING A SUBDIVISION OF BLOCKS 8 AND 9 IN LAVERGNE SUBDIVISION AND OF LOTS 1, 2, 32, 33, 34 AND 35 IN BLOCK 36 AND LOTS 1 TO 6 AND 28 TO 35 IN BLOCK 37 OF ANDREWS AND PIPER'S SECOND ADDITION TO BERWYN ALSO THE PART OF 33RD STREET LYING BETWEEN HARLEM AVENUE AND IVISON AVENUE NOW VACATED ON SECTION 31, TOWNSHIP 39 NORTH, RANCE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT IN USEX NUMBER:

16-31-109-009-0000

SE 3231 S.

COLINE CIERTS OFFICE COMMONLY KNOWN AS: 3231 S. Maple Avenue, Berwyn, Illinois 60402

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STATEMENT BY GRANTOR AND GRANTEE

STATE OF ILLINOIS)) SS.			
COUNTY OF COOK) 33.			
The GRANTOR or its agent af the deed or assignment of bene corporation or foreign corporat Illinois, a partnership authorize entity recognized as a person at the State of Illinois.	ficial interest in a land to ion authorized to do bused to do bused to do business or acqu	rust is either a na siness or acquire aire and hold title	tural person, an Illin and hold title to real to real estate in Illin	ois estate in
Date: April 12016		SNL J	HOLDINGS LLC	
0	Grantor Si	gnature:	19th Th	Qb-
SUBSCRIBED AND SWOPN ME THIS 12 DAY OF APILIE	TO BEFORE		Gottlieb, Manager	
Notary Public	0,5	RYA! NOTARY PUBL	ICIAL SEAL N KRUEGER IC-STAIT OF ILLINOIS IN EXPIREN 08/23/2016	
STATE OF ILLINOIS)) SS.			
COUNTY OF COOK)	0,		
The GRANTEE or its agent affi assignment of beneficial interest corporation authorized to do bus authorized to do business or acq person and authorized to do bus	t in a land trust is either siness or acquire and ho juire and hold title to rea	a natural person, ld title to real est. al estate in Illinai	an Illinois corporations in Illinois, a partre	on or foreign ership
Date: April 12:2016			AGO KLALTY TH	
	Grantee Sig	gnature:	I JAC	
SUBSCRIBED AND SWORN THIS (2 DAY OF APRIL.	TO BEFORE , 2016.	Scott (ottlieb, Manager	%; (C ₂
		NOTARY PUBL	ICIAL SEAL N KRI EGER IC-STATE OF H LINGIS ON EXPIRES 08/23/2016	C)
Notary Public			•••••••••••••••••••••••••••••••••••••••	
Note: Any person who knowingly s Class C misdemeanor for the first of	submits a false statement of ffense and a Class A misde	concerning the iden emeanor for subsec	tity of a grantee shall b quent offenses.	e guilty of a
Attached to deed or ABI to be record Section 4 of the Illinois Real Estate	rded in COOK Co	OUNTY, IL	, if exempt under pro	visions of
				D 4 "