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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 Three LLC
3149 Dundee Road #282
Northbrook, IL 60062



1616216032

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 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 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, Illinois 60402

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

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

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

CCRD REVIEW 

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 6-1-2016 TELLER MS

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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, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

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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

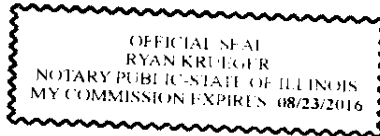
SNL HOLDINGS LLC

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

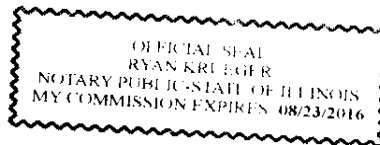
CHICAGO REALTY THREE LLC

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.]