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Doc#: 1618947127 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/07/2016 04:00 PM Pg: 1 of 2

STATE OF ILLINOIS
COUNTY OF COOK

THIS INSTRUMENT SHOULD BE RETURNED TO:

~~XXXXXXXXXXXX~~
KRIS DOUVA
1905 W. BELMONT AVE.
CHICAGO, IL 60657

(630)

Gift

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT TOVA BUILDING PROPERTIES LIMITED PARTNERSHIP, an Illinois limited partnership, whose mailing address is 3911 W. Dakin Street, Chicago, Illinois, hereinafter referred to as "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by 1418 W. FILLMORE, LLC, an Illinois limited liability company, whose mailing address is ~~3857 North LaSalle, Chicago, Illinois 60643~~, hereinafter referred to as "Grantee", has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Cook County, Illinois:

1905 W. BELMONT AVE.
CHICAGO, IL 60657

1418 West Fillmore Avenue, Chicago, Illinois ~~60636~~ 60607
PIN 17-17-325-028-0000 * 031
17-17-325-029-0000 * 032

LOTS 33 AND 34 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 IN CANAL TRUSTEES' SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "Property");

REAL ESTATE TRANSFER TAX		23-Jun-2016	
	COUNTY:	350.00	
	ILLINOIS:	700.00	
	TOTAL:	1,050.00	
17-17-325-031-0000 20160601617693 0-263-288-128			

REAL ESTATE TRANSFER TAX		23-Jun-2016	
	CHICAGO:	5,250.00	
	CTA:	2,100.00	
	TOTAL:	7,350.00 *	
17-17-325-031-0000 20160601617693 0-710-702-400			

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

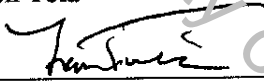
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TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other.

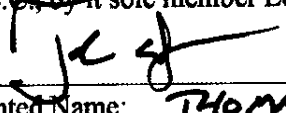
EXECUTED as of this June 16, 2016.

Toia Building Properties Limited Partnership
By Its Sole General Partner
Leon Toia L.L.C.
By Its Sole Member
Leon Toia



State of Illinois
County of Cook

The foregoing instrument was acknowledged before me this June 16, 2016, by Toia Building Properties Limited Partnership, by its sole general partner, Leon Toia L.L.C., by its sole member Leon Toia. He is personally known to me.


Printed Name: THOMAS E. JOHNSON
My commission expires: 1/9/18

