

160123605K 1/4



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

Doc#: 1622804045 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/15/2016 12:15 PM Pg: 1 of 2

Property of Cook County Clerk's Office

**THE GRANTOR**, BCL-2638 Talman LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said limited liability company, **CONVEY(S) and WARRANT(S)** to Necedah Partners LLC, an ~~Illinois~~ limited liability company.

DELAWARE

**(GRANTEE'S ADDRESS)** 4923 Jarvis Avenue, Skokie, Illinois 60077

of the County of Cook County, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 5 AND THE SOUTH 1/2 OF LOT 4 IN BLOCK 10 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 13-25-410-015-0000  
Address(es) of Real Estate 2638 North Talman Avenue, Chicago, Illinois 60647

In Witness Whereof, the undersigned has made, executed, and delivered this deed as of this 29th day of July 2016.

BCL-2638 Talman LLC

By [Signature]  
Rob Wilbur- Authorized Agent on Behalf of BCL-2638 Talman LLC

S  
P  
S  
SC  
INT

REAL ESTATE TRANSFER TAX		01-Aug-2016	
COUNTY:	654.00		
ILLINOIS:	1,308.00		
<b>TOTAL:</b>	<b>1,962.00</b>		
13-25-410-015-0000		20160701638269	0-905-978-688

REAL ESTATE TRANSFER TAX		01-Aug-2016	
CHICAGO:	9,810.00		
CTA:	3,924.00		
<b>TOTAL:</b>	<b>13,734.00 *</b>		
13-25-410-015-0000		20160701638269	1-307-452-224

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

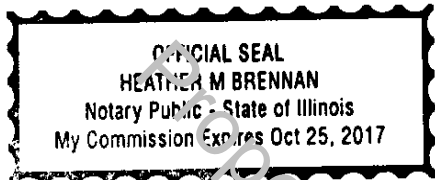
**BOX 333-CTI**

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Rob Wilbur, personally known to me to be the Authorized Agent on Behalf of BCL-2638 Talman LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal, this 29 day of July 2016



*Heather M Brennan* (Notary Public)

*Prepared By:* Barnett Capital

**Mail To:**

John Kumor  
Kumor & Hipple, P.C.  
7642 West Belmont Avenue  
Chicago, Illinois 60634

**Name & Address of Taxpayer:**

Necedah Partners LLC  
4923 Jarvis Avenue  
Skokie, Illinois 60077

Property of Cook County Clerk's Office