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Prepared By:
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Doc# 1627234072 Fee \$42.00
RHSP Fee: \$9.00 PRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2016 01:48 PM Pg: 1 of 3

After Recorded, Return to:
Christopher J. Rog
Gutnicki, LLP
4711 Golf Road, Suite 200
Skokie, Illinois 60076

FOR RECORDER'S USE ONLY

WARRANTY DEED

THIS WARRANTY DEED is made effective as of this 20th day of September, 2016 between SA Loan Fund 901, LLC, an Illinois limited liability company ("Grantor"), and MIA Property Acquisitions, LLC - 4111 Narragansett, an Illinois series limited liability company, LLC, an Illinois limited liability company ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) paid in hand by Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to his heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof

Together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to all right, title and interest, if any, of the Grantor in and to the land lying in the bed of any street or highway in front of or adjoining the aforesaid property to the center line thereof; TO HAVE AND TO HOLD the herein described property, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will FOREVER WARRANT AND DEFEND title to the premises, with respect to any action Grantor may have taken, against all persons lawfully claiming, or to claim the same, by, through or under it, **SUBJECT TO THE FOLLOWING, IF ANY: general real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any.**

[Signature Page Follows]

Box 400

CCRD REVIEW *[Signature]*

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CW
2016 Y

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IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor on the day and year first above written.

SA LOAN FUND 901, LLC,
an Illinois limited liability company

By: AVI BANKER

STATE OF ILLINOIS)
) SS
COUNTY OF (Cook))

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Avi Banker, 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, s/he signed, sealed and delivered the said instrument, as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of September, 2016.

Kathleen Daley
Notary Public



REAL ESTATE TRANSFER TAX		27-Sep-2016
COUNTY:		500.00
ILLINOIS:		1,000.00
TOTAL:		1,500.00

13-17-309-012-0000 | 20160901661793 | 0-264-136-512

REAL ESTATE TRANSFER TAX		27-Sep-2016
CHICAGO:		7,500.00
CTA:		3,000.00
TOTAL:		10,500.00 *

13-17-309-012-0000 | 20160901661793 | 0-984-382-272

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

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EXHIBIT A

LEGAL DESCRIPTION

Property Address: 4111, 4117 and 4119 North Narragansett, Chicago, Illinois 60634

Permanent Index No.: 13-17-309-012-0000, 13-17-309-013-0000 and 13-17-309-014-0000

PARCEL 1:

THE SOUTH 28 FEET OF THE NORTH 1/2 OF LOT 59 IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF LOT 59 IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8TH OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 35 FEET OF LOT 58 IN F. H. BARTLETT'S SUBDIVISION OF THE NORTH 7/8 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.