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477208

**WARRANTY DEED
STATUTORY (ILLINOIS)
(LIMITED LIABILITY
COMPANY TO INDIVIDUAL)**



Doc# 1630742047 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2016 02:46 PM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANOR, **SELECT INVESTORS FUND, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** for and in consideration of the sum of ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:
BIG FELLA INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO W.T.

LEGAL DESCRIPTION AS PER ATTACHED HERETO.

SUBJECT TO: General taxes for 2016 and subsequent years;

Permanent Index Numbers: 07-06-105-035-0000

Address of Real Estate: 2024 W. PIERCE AVENUE CHICAGO ILL. 60622

PROPERTY IS BEING SOLD IN AS IS CONDITION

Dated this 27th day of **October, 2016**

S Y
P 3
S N
SC Y
INT TD

**HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630**

REAL ESTATE TRANSFER TAX

02-Nov-2016



COUNTY: 713.75
ILLINOIS: 1,427.50
TOTAL: 2,141.25

17-06-105-035-0000

| 20161001674948 | 1-424-555-840

3

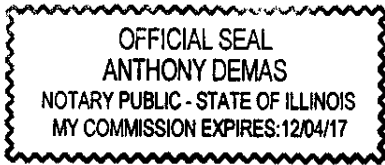
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Keith Nyborg (SEAL)
KEITH NYBORG/ ITS MANAGING MEMBER

State of Illinois, County of COOK ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **KEITH NYBORG** 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of October, 2016

Commission expires: December 4, 2017



Anthony Demas
NOTARY PUBLIC


This instrument was prepared by ANTHONY DEMAS, ATTORNEY AT LAW, 5045 NORTH HARLEM AVENUE CHICAGO ILLINOIS

MAIL TO:

BIG FELLA INVESTMENTS, LLC
1611 N. HERMITAGE AVE
201
CHICAGO Ill. 60622

SEND SUBSEQUENT TAX BILLS TO:

BIG FELLA INVESTMENTS, LLC
1611 N. HERMITAGE AVE.
201
CHICAGO Ill. 60622

REAL ESTATE TRANSFER TAX		02-Nov-2016
	CHICAGO:	10,706.25
	CTA:	4,282.50
	TOTAL:	14,988.75 *

17-06-105-035-0000 | 20161001674948 | 0-896-106-304

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

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Exhibit A

H77208

LOT 17 AND 18 IN BLOCK 1 IN D.S LEE'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 17-06-105-035-0000

C/K/A 2024 W PIERCE AVENUE, CHICAGO, ILLINOIS 60622

Property of Cook County Clerk's Office