

102
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1633615139D

Doc# 1633615139 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2016 02:35 PM PG: 1 OF 4

WARRANTY DEED

GRANTOR, ICARUS INVESTMENT GROUP LLC, a Wyoming limited liability company, who acquired title as Icarus Investment Group, LLC (herein, "Grantor"), whose address is 1621 Central Avenue, Cheyenne, WY 82001, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND WARRANTS** to **GRANTEE**, 6511 RHODES LLC, an Illinois limited liability company (herein, "Grantee"), whose address is 1200 Shermer Road, Suite 206, Northbrook, IL 60062, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 6511 South Rhodes Avenue
Chicago, IL 60637

Permanent Index Number: 20-22-219-005-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100 100.00

To have and to hold said premises forever.

Dated this 15 day of November, 2016.

REAL ESTATE TRANSFER TAX		01-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-22-219-005-0000 | 20161201687567 | 0-946-090-176

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

When recorded return to:

OS NATIONAL, LLC
2170 SATELLITE BOULEVARD,
SUITE 200
DULUTH, GA 30097

Send subsequent tax bills to:

6511 RHODES LLC
1200 SHERMER ROAD, SUITE 206
NORTHBROOK, IL 60062

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

FILE NO. 106504-20

REAL ESTATE TRANSFER TAX 01-Dec-2016



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-22-219-005-0000 | 20161201687567 | 1-167-667-392

CRD REVIEW

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GRANTOR

Icarus Investment Group LLC, a Wyoming limited liability company, who acquired title as Icarus Investment Group, LLC

By: [Signature]
David Pezzola, Member

STATE OF New York
COUNTY OF New York

This instrument was acknowledged before me on 11/15/2016, by David Pezzola, as Member of Icarus Investment Group LLC, a Wyoming limited liability company, who acquired title as Icarus Investment Group, LLC.

[Affix Notary Seal]

Mark Dominguez, Notary Public
State of New York No. 01006652750
Qualified in Bronx County
Commission Expires Dec. 26 2018

Notary signature: [Signature]

Printed name: Mark Dominguez

My commission expires: December 26, 2018

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

11/15/16
Date

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 46 IN BLOCK 4 IN OAKWOOD SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

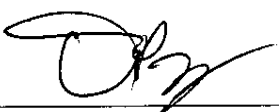
The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

UNOFFICIAL COPY

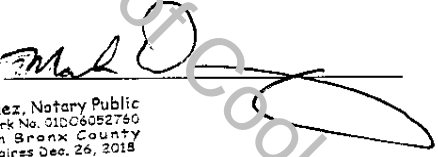
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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.

Dated: 11/15/16

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said David Pezzola this 15th day of November, 2016.

Notary Public 
Mark Dominguez, Notary Public
State of New York No. 01D06052760
Qualified in Bronx County
Commission Expires Dec. 26, 2018

The grantee or his/her agent affirms that, to the best of his/her 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.

Dated: 11/15/16

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said David Pezzola this 15th day of November, 2016.

Notary Public 

Mark Dominguez, Notary Public
State of New York No. 01D06052760
Qualified in Bronx County
Commission Expires Dec. 26, 2018

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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)