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Doc# 1635141823 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/16/2016 10:18 AM PG: 1 OF 3

WARRANTY DEED
Statutory (ILLINOIS)

MTAIL-116200

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), IDS PROPERTIES, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, STRATEGIC 2625 LLC, a Delaware limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the 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 the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, subject to:

PIN: 14-28-307-012- 1012, 14-28-307-012-1256

Address of Real Estate: 2625 North Clark Street, Unit 507 and 122 Chicago, IL 60614

IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent (100%) interest in the Premises have caused their names to be signed to this Warranty Deed to be effective this 16 day of December, 2016.

IDS PROPERTIES, LLC,
an Illinois limited liability company

By: 
Sam Haddadin, Manager

CCRD REVIEW 

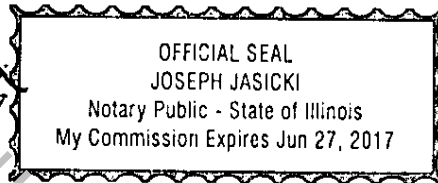
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State of Illinois
 County of Cook)
)SS

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Sam Haddadin, not individually, but as the Manager of IDS PROPERTIES, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 8 day of November, 2016

[Signature]
 Notary Public
 My commission expires: June 27, 2017



This instrument was prepared by:


Scott A. Weinstein, Esq.
 Kovitz Shifrin Nesbit
 175 N. Archer Avenue
 Mundelein, IL 60060

Record and Mail to:



Ms. Kathy Kovitz Arnold, Esq.
 Taft Stettinus & Hollister LLP
 111 E. Wacker Drive, Ste. 2800
 Chicago, IL 60601-3713

Send Subsequent Tax Bills to:

Strategic 2625 LLC
Doo River Ave
BLDG 614
LAKWOOD NJ 08701

REAL ESTATE TRANSFER TAX	09-Dec-2016	
	CHICAGO:	1,826.25
	CTA:	730.50
	TOTAL:	2,556.75

14-28-307-012-1012 | 20161101683157 | 0-539-707-584
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	09-Dec-2016	
 	COUNTY:	121.75
	ILLINOIS:	243.50
	TOTAL:	365.25

14-28-307-012-1012 | 20161101683157 | 2-008-066-240

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT(S) 507, PARKING UNIT(S) 122 IN THE CLARK PLACE PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 9 AND 10 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF OUTLOT "A", IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0517939096 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0517939095.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE OF STORAGE LOCKER 82, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0517939096.

Permanent Index #'s: 14-28-307-012-1012 and 14-28-307-012-1256

Property Address: 2625 North Clark Street, Units 507, and 122, Chicago, Illinois 60614

Property of Cook County Clerk's Office