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\*1703046033D\*

Doc# 1703046033 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2017 03:41 PM PG: 1 OF 3

Doc# Fee \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2017 03:41 PM PG: 0

8045793  
Special Warranty Deed  
Statutory (ILLINOIS)

**THE GRANTOR, BBG Commercial Avenue 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 Illinois having its principal office at 4753 N. Broadway, Chicago, Illinois 60640 for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the directors of said corporation, by these presents does REMISE RELEASE, ALIEN AND CONVEY to **9901 Commercial LLC**, an Illinois limited liability company created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at 1363 Shermer, Northbrook, IL 60062, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 15 THROUGH 24 IN THE GROVE PARK VILLAGE SUBDIVISION PHASE 1 OF BLOCK 17 IN JAMES H. BOWEN'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE NORTH 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: **9935-9945 S. Commercial Avenue, Chicago, IL 60617**  
**9900-06 S. Houston Avenue, Chicago, IL 60617**

PROPERTY INDEX NO:

- 26-07-156-018-0000,
- 26-07-156-019-0000,
- 26-07-156-020-0000,
- 26-07-156-021-0000,
- 26-07-156-022-0000,
- 26-07-156-023-0000,
- 26-07-156-024-0000,
- 26-07-156-025-0000,
- 26-07-156-026-0000,
- 26-07-156-027-0000,

REAL ESTATE TRANSFER TAX 25-Jan-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

26-07-156-018-0000 | 20170101605403 | 1-035-951-296

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

REAL ESTATE TRANSFER TAX 25-Jan-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

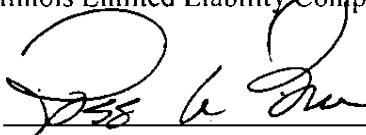
26-07-156-018-0000 | 20170101605403 | 2-109-693-120

# UNOFFICIAL COPY

SUBJECT TO: Any and all covenants, conditions, easements, restrictions, general real estate taxes for 2016 and subsequent years and any other matters of record.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by one of its Managers, **ROSS A. BERMAN**, this 23rd day of December, 2016.

BBG Commercial Avenue LLC,  
an Illinois Limited Liability Company

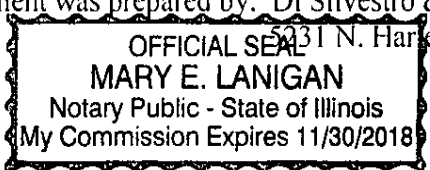
By:   
**ROSS A. BERMAN**  
Its: One of Its Managers

State of Illinois, County of Cook, ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **ROSS A. BERMAN**, manager, 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 severally acknowledged he signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of December, 2016.

Commission expires November 30, 2018   
NOTARY PUBLIC

This instrument was prepared by: Di Silvestro & Associates, ROBERT J. DI SILVESTRO,  
5231 N. Harlem Ave., Chicago, Illinois 60656



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

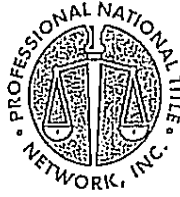
<p>Mr. Charles J. Mack Wolin &amp; Rosen, Ltd 55 West Monroe St, Suite 3600 Chicago, IL 60603</p>	<p>9901 Commercial LLC 1363 Shermer, Suite 211 Northbrook, IL 60062</p>
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THIS DOCUMENT REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF SECTION 4 e OR THE REAL ESTATE TRANSFER ACT

DATED 12-23-16

  
REPRESENTATIVE

# UNOFFICIAL COPY



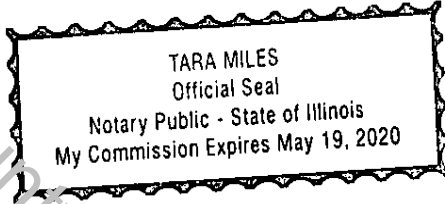
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12-23, 2016

Signature: [Handwritten Signature]  
Grantee of Agent

Subscribed and sworn to before me by the said Agent this 23 day of Dec., 2016.



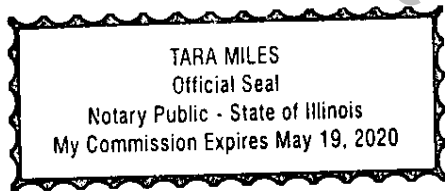
Notary Public [Handwritten Signature]

The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 and hold title to real estate under the laws of the State of Illinois.

Dated 12-23, 2016

Signature: [Handwritten Signature]  
Grantee of Agent

Subscribed and sworn to before me by the said Agent this 23 day of Dec., 2016.



Notary Public [Handwritten Signature]

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 Tax Act.)