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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1705317036 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/22/2017 11:20 AM Pg: 1 of 2

Dec ID 20170201614008
ST/CO Stamp 0-236-925-632 ST Tax \$665.00 CO Tax \$332.50
City Stamp 0-908-014-272 City Tax: \$6,982.50

NAT

NATC No.: 15826-18-263379-IL

THE GRANTOR, **HOTSPOT PROPERTIES LLC**, a 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, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said company, CONVEY(S) and WARRANT(S) to **NECEDAH PARTNERS, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 25 AND THE EAST 10 FEET OF LOT 26 IN BLOCK 4 IN MC AULEY AND ELLIOTT'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements; existing leases and tenancies, if any.

Permanent Real Estate Index Number(s): **13-33-205-037-0000**

Address(es) of Real Estate: **2302 N. LAMON AVE., CHICAGO, IL 60639**

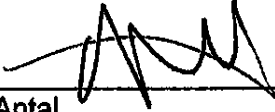
SIGNATURE PAGE TO FOLLOW.

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In Witness Whereof, said party of the first part has caused his name to be signed to these presents by its Manager this 6TH day of February, 2017.

HOTSPOT PROPERTIES LLC, an Illinois limited liability company



By: Adrian Antal
Its: Manager

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Adrian Antal, personally known to me to be the Manager of Hotspot Properties LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as Manager that he signed and delivered the said instrument pursuant to authority given by the Managers of the company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of February, 2017.






Notary Public

Prepared by:

Rock Fusco & Connelly, LLC
Ioana Salajanu
321 N. Clark Street Suite 2200
Chicago, IL 60654


Mail to:

John Kumor, Esq.
KUMOR & HIPPLE, P.C.
7642 West Belmont Avenue
Chicago, Illinois 60634

REAL ESTATE TRANSFER TAX		21-Feb-2017
	COUNTY:	332.50
	ILLINOIS:	665.00
	TOTAL:	997.50
13-33-205-037-0000		20170201614008 0-236-925-632

Name and Address of Taxpayer:

Necedah Partners LLC
P.O. Box 411122
Chicago IL 60641

REAL ESTATE TRANSFER TAX		21-Feb-2017
	CHICAGO:	4,987.50
	CTA:	1,995.00
	TOTAL:	6,982.50 *
13-33-205-037-0000		20170201614008 0-908-014-272

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