



Doc# 1710112001 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2017 09:35 AM PG: 1 OF 2

**SPECIAL WARRANTY DEED**

The Grantor, 6201 Ogden, LLC, an Illinois limited liability company, 1130 Glenview Road, Glenview, Cook County, Illinois 60025, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby Conveys to Wsss, LLC, an Illinois limited liability company, 3940 W. Washington Blvd., Chicago, Cook County, Illinois 60624, the Real Estate situated in the City of Berwyn, County of Cook, State of Illinois, the legal description whereof and PINs are set forth hereinbelow, to have and to hold said premises forever, hereby waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Grantor warrants to Grantee that no encumbrances adversely affect said premises which arose by, through or under Grantor, except for those (if any) to which this conveyance is expressly subject as set forth below.

**PARCEL 1:** Lots 4, 5, 6, 7, 8 and 9 in Block 12 in Sonnenschein and Solomon's Second Addition to La Vergne in the Northwest 1/4 of Section 32, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PINs: 16-32-121-014-0000; 16-32-121-015-0000; 16-32-121-016-0000  
16-32-121-017-0000; 16-32-121-018-0000

**PARCEL 2:** Lots 10 and 11 in Block 12 in Sonnenschein and Solomon's Second Addition to la Vergne in the Northwest 1/4 of Section 32, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.


PINs: 16-32-121-012-0000; 16-32-121-013-0000

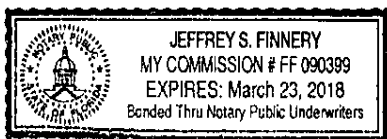
Common Address of Real Estate: 6201-15 Ogden Avenue, Berwyn, IL 60402

Subject to: (a) general real estate taxes not yet due and payable; (b) utility easements, if any; and (c) building lines of record.

Dated this 22 day of March, 2017

6201 Ogden, LLC

By:   
Roger Keaton, Manager



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Box 400

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THE CITY OF BERWYN, IL  
3-28-2017  
REAL ESTATE TRANSFER TAX  
\$ 9,650.00  
COLLECTOR'S OFFICE

# UNOFFICIAL COPY

State of Florida, County of LEE, ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Roger Keaton, personally known to me to be the same person whose name is subscribed to the above and foregoing instrument, appeared before me this day and acknowledged that he is the Manager of 6201 Ogden, LLC, an Illinois limited liability company, and that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of 6201 Ogden, LLC for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official notarial seal this 22 day of March, 2017.

[SEAL]



*[Handwritten Signature]*  
Notary Public  
My Commission Expires: 03/23/2018

This instrument was prepared by Zave H. Gussin, Attorney at Law, 910 Skokie Blvd., Suite 109, Northbrook, IL 60062.

Mail to:

MOIRANO Gorman Kenny, LLC  
135 S. LaSalle St., Ste 3025  
Chicago, IL 60603  
ATTN: Kerry Reidy

mail tax bills to:

Phil Degeratto  
6 Olympia Ct.  
OAK Brook, IL 60523

REAL ESTATE TRANSFER TAX		31-Mar-2017
	COUNTY:	482.50
	ILLINOIS:	965.00
	TOTAL:	1,447.50
16-32-121-018-0000	20170301630788	1 308 210-368