



Doc# 1713829040 Fee \$44.00

RECORDING REQUESTED BY AND WHEN RECORDED MAIL THIS DEED AND ANY TAX STATEMENTS TO:

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/18/2017 03:33 PM PG: 1 OF 4

MNG II, LP  
9171 Towne Centre Drive, Suite 335  
San Diego, CA 92122

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**  
**Statutory (Illinois)**

THE GRANTOR, RABA, LP, a California limited partnership and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS TO MNG II, LP, a California limited partnership ("Grantee"), as to an undivided 15.3% tenancy-in-common interest in the following described real estate, situated in the County of Cook, in the State of Illinois:

**LOTS 1 TO 13, BOTH INCLUSIVE, IN BLOCK 1 IN WILLIAM E. HATTERMAN'S IRVING PARK BOULEVARD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: 13-24-100-003-0000 and 13-24-100-004-0000 and 13-24-100-005-0000 and 13-24-100-006-0000 and 13-24-100-007-0000 and 13-24-100-008-0000 and 13-24-100-009-0000 and 13-24-100-035-0000 and 13-24-100-036-0000

Address of Real Estate: 3153 W. Irving Park Rd., Chicago Illinois

SUBJECT TO: (1) General real estate taxes for the current fiscal year and subsequent years; (2) Covenants, conditions and restrictions of record, (3) all private and public and utility easements (4) all special governmental taxes or assessments confirmed or unconfirmed, (5) applicable zoning and building laws and ordinances, (6) leases and tenancies and (7) Municipal Code of the municipality of Chicago hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois to have and to hold said premises forever

THIS IS NOT HOMESTEAD PROPERTY AS TO ANY GRANTOR AND/OR THEIR RESPECTIVE SPOUSES

Executed to be effective December 31, 2016

NY-843031 ACCOM

[Signature Page to Follow]

2 OF 2

CCRD REVIEW


# UNOFFICIAL COPY


IN WITNESS WHEREOF, Grantor has signed and sealed this Deed as of the date shown above.


**GRANTOR:**

RABA, LP,  
a California limited partnership

By: MNG Management, LLC,  
a California limited liability company  
Its: General Partner



By:   
Daron Young, Authorized Signer

By:   
David Trakman, Authorized Signer

REAL ESTATE TRANSFER TAX	17-May-2017
 CHICAGO:	7,848.75
CTA:	3,139.50
<b>TOTAL:</b>	<b>10,988.25 *</b>

13-24-100-003-0000 | 20170301624672 | 1-576-440-256

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

REAL ESTATE TRANSFER TAX	17-May-2017
  COUNTY:	175.75
ILLINOIS:	351.50
<b>TOTAL:</b>	<b>527.25</b>

13-24-100-003-0000 | 20170301624672 | 1-211-744-704

**THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN  
TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO ITS EFFECT UPON TITLE.**

# UNOFFICIAL COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

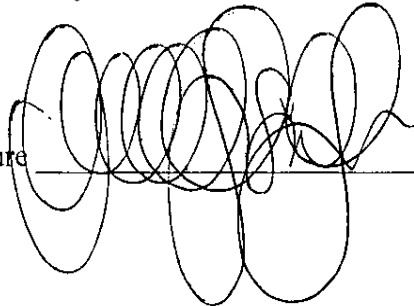
COUNTY OF SAN DIEGO

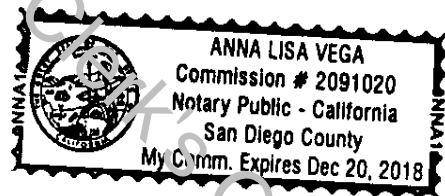
On June 10, 2015, before me, Anna Lisa Vega, Notary Public, Notary Public, personally appeared Daron Young, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he, or the entity upon behalf of which he acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(Seal)

WITNESS my hand and official seal.

Signature 



# UNOFFICIAL COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On June 10, 2015, before me, Anna Lisa Vega, Notary Public, personally appeared David Trakman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he, or the entity upon behalf of which he acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(Seal)

WITNESS my hand and official seal.

Signature

