

UNOFFICIAL COPY



1713919045D

Doc# 1713919045 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/19/2017 01:46 PM PG: 1 OF 4

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

Niki Holdings, LP
11260 El Camino Real, Suite 220
San Diego, CA 92130

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR, **MIDTOWN NATIONAL GROUP, LP** (successor by name change to Victoria Land Partners, L.P.), 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 **NIKI HOLDINGS, LP**, a California limited partnership ("Grantee"), as to an undivided 29.40% 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: **13-24-100-005-0000 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

NU-843031 ACCOM

[Signature Page to Follow]

30F3

4

47

UNOFFICIAL COPY

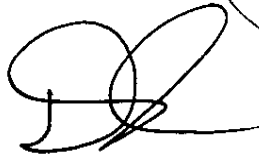
In Witness Whereof, Grantor has signed and sealed this Deed as of the date shown above.



GRANTOR:


MIDTOWN NATIONAL GROUP, LP (SUCCESSOR BY
NAME CHANGE TO Victoria Land Partners, L.P.),
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
	COUNTY:	337.25
	ILLINOIS:	674.50
	TOTAL:	1,011.75
13-24-100-003-0000 20170301624767 0-651-443-392		

REAL ESTATE TRANSFER TAX		17-May-2017
	CHICAGO:	15,067.50
	CTA:	6,027.00
	TOTAL:	21,094.50 *
13-24-100-003-0000 20170301624767 1-233-801-664		

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

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

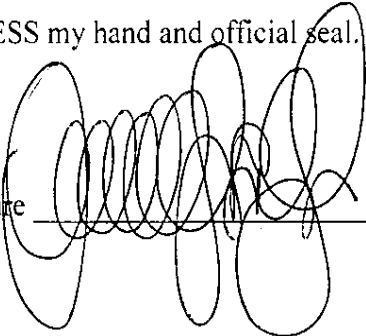
COUNTY OF SAN DIEGO

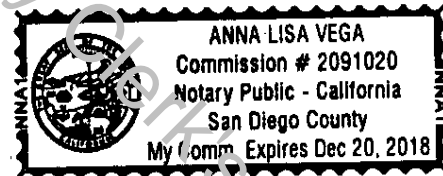
On June 10, 2015, before me, Anna Lisa Vega, Notary Public, Notary Public, personally appeared Daron Young, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity,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

