



1714441011D

Doc# 1714441011 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/24/2017 09:39 AM PG: 1 OF 4

1200 61

WARRANTY DEED

17006582WF

THE GRANTOR,
STONY ISLAND
APARTMENTS,

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 NO/100's DOLLARS (\$10.00) and other good and valuable consideration, in hand paid,

FOR RECORDER'S USE ONLY

CONVEY AND WARRANT to **BHF CHICAGO HOUSING GROUP B LLC**, an Illinois limited liability company, of 2539 West Peterson, Chicago, Illinois 60659, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

P.I.N.: 20-26-215-010-0000

Grantor, for itself and its successors, further covenants, promises and agrees with Grantee, its heirs and assigns, that it has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed, and covenant further that they will warrant and defend the property against all persons lawfully claiming by, through or under them.

Subject to: General real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

23-May-2017

20-26-215-010-0000

20170501656598 | 2-071-669-184

DATED this 22nd day of May, 2017.

SELLER

STONY ISLAND APARTMENTS, LLC

REAL ESTATE TRANSFER TAX



CHICAGO:	0.00
CTA:	1,110.00
TOTAL:	1,110.00

23-May-2017

20-26-215-010-0000

20170501656598 | 0-929-614-272

Total does not include any applicable penalty or interest due.

By: _____

David Pezzola, Manager of Icarus Investment Group, LLC,
Sole Manager of Stony Island Apartments, LLC

STATE OF ~~ILLINOIS~~ ^{New York}

COUNTY OF ~~COOK~~ ^{New York}

JESSICA LYNN KOONZ
 NOTARY PUBLIC, STATE OF NEW YORK
 NO. 01KO6348868
 Qualified in Nassau County
 My Commission Expires Oct 11, 2020

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **David Pezzola**, Manager of Icarus Investment Group, LLC, who is the sole Manager of Stony Island Apartments, LLC, an Illinois limited liability company, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15th day of May, 2017.

Notary Public

Commission expires: Oct 11, 2020

Prepared by: Raya D. Bogard, Kaufman Dolowich & Voluck, LLP, 135 S. LaSalle, Suite 2100, Chicago, IL 60603.

Mail subsequent tax bills to: BHF CHICAGO HOUSING GROUP B LLC, 2539 West Peterson, Chicago, IL 60659.

After recording please mail to: Adam Moreland, Chuhak & Tecson, P.C., 30 South Wacker Drive, Suite 2600, Chicago, IL 60606.

UNOFFICIAL COPY

Exhibit A

THE WEST 16 2/3 FEET OF LOT 12 AND EAST 16 2/3 FEET OF LOT 13 IN BLOCK 16 IN JOHN G. SHORTALL TRUSTEES SUBDIVISION OF NORTH 1/2 OF NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1524 E. 73rd, Chicago, IL 60619

P.I.N.:20-26-215-010-0000

Property of Cook County Clerk's Office

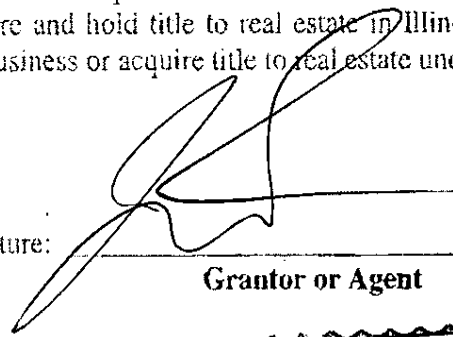
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

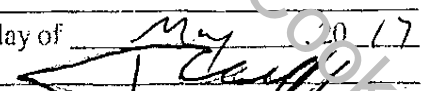
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 title to real estate under the laws of the State of Illinois.

Dated 9-23, 2017

Signature: _____



Grantor or Agent

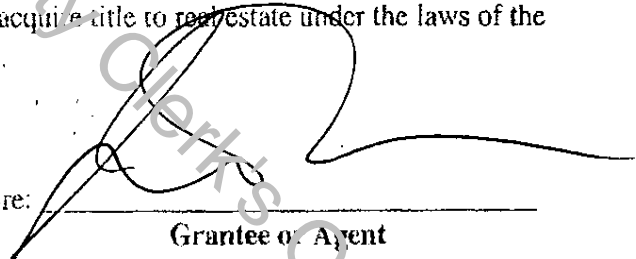
Subscribed and sworn to before me
By the said _____
This 23, day of My, 2017
Notary Public 



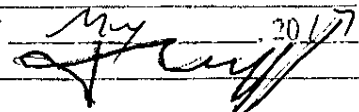
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

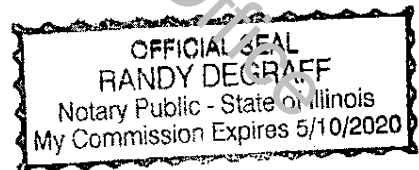
Date 9-23, 2017

Signature: _____



Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 23, day of My, 2017
Notary Public 



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)