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After recording mail to:
Thomas Hill
The Law Offices of Liston &
Tsantilis, P.C.
33 N LaSalle Street
28th Floor
Chicago, Illinois 60602

Mail tax bills to:
Racine Partners 4330, LLC
c/o Mitch Liss
1555 W. 44th Street
Chicago, Illinois 60609


1714404121D

Doc# 1714404121 Fee \$46.00

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

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS

DATE: 05/24/2017 02:43 PM PG: 1 OF 5

This space reserved for Recorder's use only.

FIRST AMERICAN TITLE
FILE # 2840257
WARRANTY DEED
10/3/17

THE GRANTOR, 4330 SOUTH RACINE, LLC (a/k/a 4330 S. Racine, LLC), an Illinois limited liability company, duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** unto **RACINE PARTNERS 4330, LLC**, an Illinois limited liability company, having its principal office at 1555 W. 44th Street, Chicago, Illinois 60609, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART
HEREOF

See Signature Page Attached Hereto.

S Y
P 5
S 2
SC V
INT 10

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SIGNATURE PAGE TO WARRANTY DEED

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Warranty Deed as of this 17th day of May, 2017.

4330 SOUTH RACINE, LLC, an Illinois limited liability company

By: 

Terry L. Van Der Aa
Manager of MWV Real Estate Management, LLC, an Illinois limited liability company, Manager of 4330 South Racine, LLC, an Illinois limited liability company

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 22-May-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

20-05-302-011-0000 | 20170501658264 | 1-533-741-504

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

REAL ESTATE TRANSFER TAX

22-May-2017



COUNTY: 2,125.00
ILLINOIS: 4,250.00
TOTAL: 6,375.00

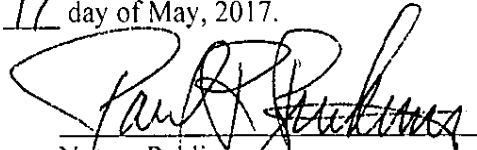
20-05-302-011-0000 | 20170501658264 | 0-996-870-592

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STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Terry L. Van Der Aa, Manager of MWV Real Estate Management, LLC, an Illinois limited liability company, Manager of 4330 South Racine, 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 instrument as his free and voluntary act and as the free and voluntary act of the Company for the uses and purposes therein set forth.

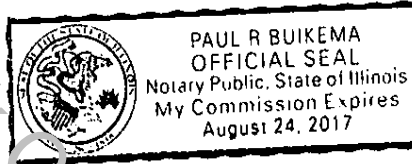
Given under my hand and notarial seal, this 17 day of May, 2017.



Notary Public

My commission expires on

8/24/17



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

A parcel of land comprised of part of Block 9, and all of Block 10, together with all of the East and West 30 foot strip of land lying between said Blocks 9 and 10, and all of the North half of the East and West 30 foot strip of land lying South of and adjoining the South line of said Block 10; together with a part of the North and South 25 foot strip of land lying East of and adjoining the East line of said Blocks 9 and 10, and lying East of and adjoining the East and West strips of land aforesaid; all in Packer's Subdivision of the Northeast quarter of the Southwest quarter of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian; which parcel of land is bounded and described as follows: Beginning on the South line, extended East, of the North half of the East and West 30 foot strip of land lying South of and adjoining the South line of said Block 10, in Packer's Subdivision aforesaid, at a point which is 6.60 feet West from the East line of the Northeast quarter of the Southwest quarter of said Section 5, (said point of beginning being on the West line of South Racine Avenue as opened pursuant to Ordinance passed by the city council of the City of Chicago on March 26, 1968), and running thence West along said Eastward extension, along the South line of the North half of said East and West 30 foot strip of land, and along a Westward extension thereof, a distance of 391.06 feet to an intersection with the West line, extended South of Block 10; thence North along said Southward extension and along the West line of Block 10 a distance of 622.19 feet to an intersection with the South line of the North 40.00 feet of the Northeast quarter of the Southwest quarter of said Section 5; thence East along the South line of the North 40.00 feet aforesaid (said South line being the South line of the West 43rd Street as opened pursuant to said Ordinance passed on March 26, 1968), a distance of 364.92 feet to a deflection point in said South line which is 32.76 feet West from the East line of the Northeast quarter of the Southwest quarter of said Section 5; thence Southeastwardly along a straight line, a distance of 35.40 feet to a deflection point in the West line of South Racine Avenue as opened pursuant to said Ordinance passed on March 26, 1968, said deflection point being 65.00 feet South from the North line and 7.71 feet West from the East line of said Northeast quarter of the Southwest quarter of Section 5; and thence South along said West line of South Racine Avenue as opened, a distance of 597.26 feet to the point of beginning, in Cook County, Illinois

Address of Property: 4330 S. Racine^{Ave.}, Chicago, Illinois 60609
 PIN: 20-05-302-010-0000
 20-05-302-011-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. GENERAL TAXES FOR THE SECOND INSTALLMENT OF 2016 AND SUBSEQUENT YEARS.
2. ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED AS DOCUMENT NO. 90086088.
3. ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED AS DOCUMENT NO. 94581798.
4. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY ENVIRONMENTAL NO FURTHER REMEDIATION LETTER RECORDED JUNE 26, 2008 AS DOCUMENT NUMBER 0817809026.
5. RESERVATION OF EASEMENT CONTAINED IN A DEED RECORDED AS DOCUMENT NO. 19806207 FOR UTILITY PURPOSES, AND THE TERMS AND CONDITIONS CONTAINED THEREIN.
6. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS FOR THE INSTALLATION, MAINTENANCE, REPAIR, RELOCATION, REMOVAL AND RENEWAL OF GAS MAINS GRANTED BY DOCUMENT NO. 14989174 ON JANUARY 10, 1951, AND THE TERMS AND CONDITIONS THEREOF.
7. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.