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STC 01146
WARRANTY DEED
LIMITED LIABILITY COMPANY
GRANTOR

Doc#: 1714615112 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/26/2017 10:41 AM Pg: 1 of 3

Dec ID 20170501653002
ST/CO Stamp 1-383-215-552 ST Tax \$1,650.00 CO Tax \$825.00
City Stamp 1-656-418-752 City Tax: \$17,325.00

The Grantor, **4442**
MAGNOLIA LLC, an Illinois
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
Dollars (\$10.00)

and other good and valuable consideration in hand paid and pursuant to the authority given by
the Members of said company, CONVEYS and WARRANTS to **4444 N. MAGNOLIA LLC**, an
Illinois Corporation, the following described real estate situated in the County of Cook and
State of Illinois, to wit:

Limited Liability Company

SEE ATTACHED LEGAL DESCRIPTION RIDER

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

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

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these
present by its Manager and attested by its Managers this 12th day of May 2017.

PIN: 14-17-124-012-0000

COMMONLY KNOWN AS: 4442 N. MAGNOLIA AVE., CHICAGO, IL 60640

4442 MAGNOLIA LLC,
an Illinois limited liability company

By: **HIBERNIAN DEVELOPMENT LLC**,
an Illinois limited liability company,

By: *Peter Dinneen*
PETER DINNEEN, Member

By: *Niall Brophy*
NIALL BROPHY, Member

REAL ESTATE TRANSFER TAX	16-May-2017
CHICAGO:	12,375.00
CTA:	4,950.00
TOTAL:	17,325.00 *

REAL ESTATE TRANSFER TAX	22-May-2017
COUNTY:	825.00
ILLINOIS:	1,650.00
TOTAL:	2,475.00

14-17-124-012-0000 | 20170501653002 | 1-656-418-752

14-17-124-012-0000 | 20170501653002 | 1-383-215-552

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

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This Instrument Prepared By:

Lisa Perna Miller
Law Offices of Lisa C. Perna, Ltd.
8400 W. 26th St.
North Riverside, IL 60546

Send subsequent tax bills to:

4444 N. MAGNOLIA LLC
2715 S. Lowe Ave
Chicago, IL 60616

MAIL TO:

David Richardson, Esq
4258 West 63rd St
Chicago, IL 60629

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned, a Notary Public and Attorney in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **PETER DINNEEN and NIAL BROPHY, Managers of HIBERNIAN DEVELOPMENT LLC, and Illinois limited liability company, Manager of 4442 MAGNOLIA LLC, an Illinois limited liability company,** are 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 she signed, sealed and delivered the said instrument as her 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 official seal this 12th day of May 2017.



Notary Public

My commission expires:

July 6, 2020



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LEGAL DESCRIPTION

LOT 27 (EXCEPT THE NORTH 20 FEET THEREOF) AND THE NORTH 30 FEET OF LOT 28, IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 4442 N. MAGNOLIA AVENUE, CHICAGO, ILLINOIS, 60640

COMMONLY KNOWN AS: 14-17-124-012-0000

Property of Cook County Clerk's Office