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WARRANTY DEED
Statutory (ILLINOIS)
1634 CONDO 204 NC

Doc# 1716312064 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2017 01:49 PM PG: 1 OF 3

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), James E. Thomson, a single person, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, Strategic Belmont LLC, a Delaware limited liability company, located at 1200 River Avenue, Building 4, Lakewood, New Jersey, 08701, the following described Real Estate situated in the County of Cook in the State of Illinois ("Premises"), to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT "A"**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

THIS IS NOT HOMESTEAD PROPERTY

PIN: 14-21-314-053-1204, 14-21-314-053-1211

Address of Real Estate: 420 West Belmont Avenue, Unit 26E and P2-44, Chicago, IL 60657

This instrument was prepared by:
Jeff Richman, Esq.
Bancroft, Richman & Goldberg, LLC
55 East Monroe Street, Suite 3900
Chicago, Illinois 60603

Record and Mail to:
Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2800
Chicago, Illinois 60601
Attn: Kathryn Kovitz Arnold, Esq.

Send Subsequent Tax Bills to:
Strategic Belmont LLC
1200 River Avenue, Building 4
Lakewood, NJ 08701

IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to this Warranty Deed to be effective this 25 day of May, 2017.

AA

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James E. Thomson
James E. Thomson

State of Illinois)
County of Cook)ss

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that James E. Thomson, personally known to me to be the same person(s) whose name(s) is/are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of May, 2017.

Jamie Gerkin
Notary Public
My commission expires: 9-25-20



REAL ESTATE TRANSFER TAX		01-Jun-2017
	COUNTY:	205.75
	ILLINOIS:	411.50
	TOTAL:	617.25
14-21-314-053-1204 20170501659245 0-668-115-392		

REAL ESTATE TRANSFER TAX		01-Jun-2017
	CHICAGO:	3,086.25
	CTA:	1,234.50
	TOTAL:	4,320.75 *
14-21-314-053-1204 20170501659245 0-073-791-168		

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

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Exhibit A

Legal Description

Unit(s) 26E and P2-44 in the Bel Harbour Condominium, as delineated on a survey of the following described real estate: part of original lots 27 and 28 in Pine Grove, a subdivision of Fractional Section 21, township 40 north, range 14, East of the Third Principal meridian, in Cook County, Illinois, which survey is attached as exhibit 'B' to the declaration of condominium recorded as document 25204491 together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office