

UNOFFICIAL CO



WARRANTY DEED

Doc# 1722015150 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/08/2017 01:33 PM PG: 1 OF

THE GRANTCR, Testa Properties, LLC, an Illinois limited liability company of Chicago, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys and Warrants to Vegetable Fresh, Incorporated, an Illinois corporation of 4555 S. Kacine, Chicago, Illinois, the following described Real Estate situated in Cook County, Illinois, to wit:

See Exhibit A attached here to.

SUBJECT TO: General real estate taxes not due and payable as of the date hereof; all covenants, easements, restrictions, reservations, conditions of record, if any.

The Real Estate conveyed herein is not subject to the Homestead Exemption Laws of the State of Illinois.

Address of Real Estate: 1069 West 14th Place, Unit 325, GU-76, S-87, Chicago Illinois Permanent Real Estate Index Number(s): 17-20-226-064-1087 & 17-20-226-064-1180.

Dated this 20° day of July, 2017

TESTA PROPERTIES, LLC,

an Illinois limited liability company

Peter Testa, Manager

REAL ESTATE TRANSFER TAX

COUNTY: ILLINOIS: TOTAL: 08-Aug-2017 222.50

20170701698899

REAL ESTATE TRANSFER TAX

08-Aug-2017

Near North National Title 222 N. LaSalle

3,337.50 CHICAGO: 1,335.00 CTA: 4.672.50 * TOTAL:

17-20-226-064-1087 | 20170701698899 1-800-094-656

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



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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter Testa, personally known to me to be the Manager of Testa Properties, LLC, an Illinois limited liability company and 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 and of the company, for the uses and purposes thereir set forth.

Given under my hand and official seal, this 24 day of July, 2017.

Notary Public

NAILA S KHAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 8, 2021

Prepared by:

Chris A. Leach Akerman, LLP 71 S. Wacker Drive 46th Floor Chicago, IL 60606

When recorded mail to:

Peter Testa Vegetable Fresh Incorporated 4555 S. Racine Avenue Chicago, IL 60609

Name & address of Taxpayer:

Vegetable Fresh Incorporated 4555 S. Racine Avenue Chicago, IL 60609



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EXHIBIT A

Legal Description

Parcel 1:

Unit 325 and GU 76 in the University Commons I Condominiums, as delineated on a survey of the following described property:

Lot 25 through 44, inclusive, together with the North half of the vacated alley lying South of and adjoining said Lots 25 through 44, inclusive in the South Water Market, a subdivision in the northeast 1/4 of Section 20, Township 39, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded August 1, 1925, as document No. 8993073, in Cook County, Illinois; which survey is attached to the Declaration of Condominium made by One Chicago University Commons, LLC an Illinois limited liability company and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 0533532029, as amended from time to time together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use storage space S-8'/, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document number 05333532029, as amended from time to time.

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Permanent Real Estate Index Number(s): 17-20-226-064-1087 & 17-20-226-064-1180.