



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 3

THE GRANTOR, 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. Racine, Chicago, Illinois, the following described Real Estate situated in Cook County, Illinois, to wit:

See Exhibit A attached hereto.

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

By: [Signature]
Peter Testa, Manager

REAL ESTATE TRANSFER TAX		08-Aug-2017
COUNTY:		222.50
ILLINOIS:		445.00
TOTAL:		667.50
17-20-226-064-1087 20170701698899 1-715-323-840		

REAL ESTATE TRANSFER TAX		08-Aug-2017
CHICAGO:		3,337.50
CTA:		1,335.00
TOTAL:		4,672.50 *
17-20-226-064-1087 20170701698899 1-800-094-656		

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

IL 1705937

Near North National Title
222 N. LaSalle
Chicago, IL 60601
MAIL ROOM

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UNOFFICIAL COPY

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 $\frac{1}{4}$ 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-87, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document number 0533532029, as amended from time to time.

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