

UNOFFICIAL COPY

Doc#: 1723715149 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/25/2017 11:57 AM Pg: 1 of 3

Dec ID 20170801609632
ST/CO Stamp 0-923-448-256 ST Tax \$37.50 CO Tax \$18.75
City Stamp 0-998-405-056 City Tax: \$393.75

40031711607 1/1
WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

GIT

THE GRANTOR, Chicago Land & Title, LLC - Series II, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to JBSE Investments, LLC, an Illinois limited liability company of 4630 South Cottage Grove, Chicago, IL 60653, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

This is NOT Homestead Property.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies, if any, visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Purchaser; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 20-03-218-034-0000

Address(es) of Real Estate: 612 East 42nd Street
Chicago, Illinois 60653

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

23rd day of August, 2017

Chicago Land & Title, LLC - Series II

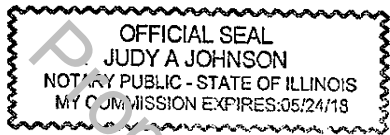
By: 
David M. Fleishman, Manager

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David M. Fleishman, personally known to me to be the Manager of the Chicago Land & Title, LLC - Series II and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David M. Fleishman signed delivered the said instrument, pursuant to authority given by the Members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of August, 2017.



Judy A. Johnson
Notary Public

Prepared by:
John D. Cummins, Jr.
77 W. Washington Suite 1115
Chicago, IL 60602

Mail to: Max J. Kanter, Esq
Branson & Kahn LLC
150 W. Wacker Drive, Suite 1100
Chicago, IL 60606

Name and Address of Taxpayer:
JBSE Investments LLC
4630 South Cottage Grove
Chicago, IL 60693

REAL ESTATE TRANSFER TAX		25-Aug-2017
	CHICAGO:	281.25
	CTA:	112.50
	TOTAL:	393.75 *
20-03-218-034-0000 20170801609632 0-998-405-056		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		25-Aug-2017
	COUNTY:	18.75
	ILLINOIS:	37.50
	TOTAL:	56.25
20-03-218-034-0000 20170801609632 0-923-448-256		

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Exhibit "A" – Legal Description

LOT 9 IN O.M. WELLS SUBDIVISION OF LOTS 26 TO 38 INCLUSIVE, IN RICE AND VALENTINE'S SUBDIVISION OF LOTS 11 TO 20, BOTH INCLUSIVE, IN DOBBIN'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office