



1726312087D

Doc# 1726312087 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/20/2017 03:38 PM PG: 1 OF 2

WARRANTY DEED

(ILLINOIS)
(Limited Liability Company to
Limited Liability Company)

THE GRANTOR

Franklin Park LLC, an Illinois limited liability company, of 3636 South Kedzie, City of Chicago, County of Cook, State of Illinois for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to

RRP FRANKLIN PARK, LLC, an Illinois limited liability company, of 9510 West Fullerton Avenue, Franklin Park, Illinois 60131

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See reverse side for legal description) subject to: (a) general real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) public and utility easements; (d) acts done by or suffered through Buyer; (e) all special governmental taxes or assessments confirmed and unconfirmed; and (f) existing leases and tenancies.

Permanent Index Numbers (PIN): 12-27-300-041-0000

Address of Real Estate: 9510 West Fullerton Avenue, Franklin Park, Illinois 60131



This stamp processed pursuant to Section 7-108 and A(2) of the Franklin Park Village Code governing review of documents.

FIRST AMERICAN TITLE
FILE # 2804146

DATED this 15 day of September, 2017.

PLEASE PRINT OR TYPE NAME BELOW SIGNATURES

FRANKLIN PARK LLC

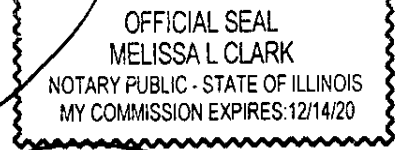
By: [Signature]
Name: Ari Cohen
Title: Manager

SPS 90 INT

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid

DO HEREBY CERTIFY that Ari Cohen, Manager of Franklin Park LLC, an Illinois limited liability company, 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 as such Manager he signed, sealed and delivered the said instrument as a free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of September, 2017.



Commission expires

NOTARY PUBLIC

This instrument was prepared by Catherine McGivney, 55 W. Monroe Street Suite 1700, Chicago, Illinois 60603

UNOFFICIAL COPY

Legal Description

PARCEL 1:

THAT PART OF THE SOUTH 405.0 FEET OF THE WEST 660.40 FEET OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST CORNER OF SECTION 27, AFORESAID, 660.40 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 27 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF THE WEST 660.40 FEET OF SECTION 27 AFORESAID, 50 FEET TO THE NORTH LINE OF FULLERTON AVENUE AND THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 00 DEGREES 27 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 355.0 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 188.16 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 354.99 FEET TO A POINT IN THE NORTH LINE OF FULLERTON AVENUE, AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 191.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 422.0 FEET OF THE WEST 660.40 FEET OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, AFORESAID, 660.40 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 27 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF THE WEST 660.40 FEET OF SECTION 27, AFORESAID, 405 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 00 DEGREES 27 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 17.0 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 153.0 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION 38.99 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 405 FEET OF THE SOUTHWEST QUARTER OF SECTION 27, AFORESAID, 188.16 FEET WEST OF THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 188.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX

15-Sep-2017



COUNTY:	575.00
ILLINOIS:	1,150.00
TOTAL:	1,725.00

12-27-300-041-0000

20170801617092 | 1-708-599-232

MAIL TO:

Hunt Kaufman
414 N. Orleans St #210
Chicago, IL 60614-4193

NAME AND ADDRESS OF TAXPAYER:

RRP Franklin Park, LLC
 9510 W. Fullerton Avenue
 Franklin Park, Illinois 60131