

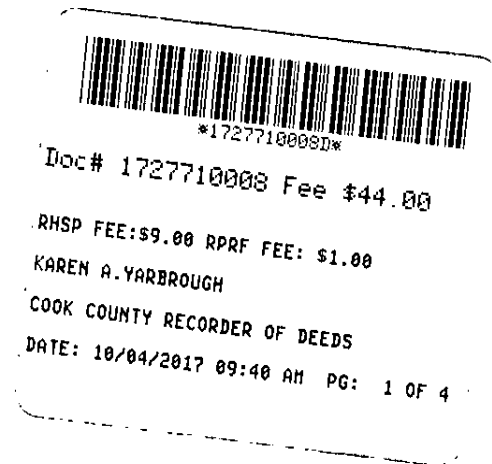
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THIS INSTRUMENT WAS PREPARED BY:

Richard F. Friedman, Esq.
Neal & Leroy, LLC
120 N. LaSalle Street
Chicago, Illinois 60602

MAIL AFTER RECORDING AND MAIL TAX BILLS TO:

Ultra Fine Realty, LLC
22 N. Morgan St.
Unit 105
Chicago, IL 60607



WARRANTY DEED

THIS WARRANTY DEED is made this 30th day of August, 2017 by **B & C Realty of Illinois, LLC**, an Illinois limited liability company ("**Grantor**"), having an address of 360 E. Randolph St., Unit 3101, Chicago, Illinois 60601 to **ULTRA FINE REALTY, LLC**, an Illinois limited liability company ("**Grantee**"), having an address of Unit 105, 22 N. Morgan St., Chicago, Illinois 60601.

WITNESSETH, that the Grantor, for and in consideration of the sum of seven hundred fifty thousand and no/100 (\$750,000.00) dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents **CONVEYS** and **WARRANTS** all the land, situated in the City of Chicago, County of Cook and State of Illinois known and described more particularly on **Exhibit "A"** (hereinafter referred to as the "**Premises**") commonly known as

Unit 105, 22 N. Morgan Street, Chicago, Illinois 60607

Tax identification no.: 17-08-446-022-1023

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, and its successors and assigns, forever **SUBJECT TO:** Covenants, conditions and restrictions of record; public utility easements; acts done by or suffered

FIRST AMERICAN TITLE

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through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaw; and general real estate taxes not yet due and payable at time of closing.


Grantor:


B & C Realty of Illinois, LLC, an Illinois limited liability company

By: 

Name: William Lewke

Title: Manager

REAL ESTATE TRANSFER TAX 29-Sep-2017

CHICAGO: 5,621.25
CTA: 2,248.50
TOTAL: 7,869.75 *
 17-08-446-022-1023 | 20170801615448 | 1-569-089-472
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 29-Sep-2017

COUNTY: 374.75
ILLINOIS: 749.50
TOTAL: 1,124.25
 17-08-446-022-1023 | 20170801615448 | 0-624-761-792

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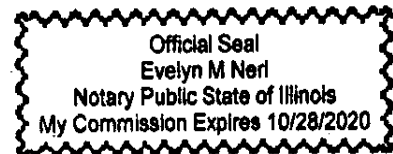
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that by William F. Lewke, Manager of **B & C Realty of Illinois**, an Illinois limited liability company and 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 and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said company, on behalf of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30th day of August, 2017.


 Notary Public

Commission Expires: 10-28-2020 {SEAL}



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EXHIBIT "A" to Warranty Deed

LEGAL DESCRIPTION

PARCEL 1:

UNIT 105 IN THE MORGAN TOWN LOFTOMINIUM, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF LOTS IN BLOCK 50 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00366859, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR LIGHT, AIR AND VENTILATION AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 91434890.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR ACCESS, INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN THE GRANT OF EASEMENTS AND OPERATING AGREEMENT RECORDED AS DOCUMENT NUMBER 00366855.

Commonly known as 22 North Morgan Street, Unit 105, Chicago, IL 60607

Tax identification no.: 17-08-446-022-1023 Vol. 390