

# UNOFFICIAL COPY

Prepared by:  
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Attorney at Law  
4536 W. 63<sup>rd</sup> Street  
Chicago, IL 60629

When recorded return to:  
Chawla Mohindra & Ravani PC  
Attn.: Animesh K. Ravani  
Attorney at Law  
1016 W. Jackson Blvd., Ste. 509  
Chicago, IL 60607

Mail tax bills to:  
SSONE LLC  
1608 S Ashland Ave., # 14137  
Chicago, Illinois 60608

17 PSA 02402/HH 1503@LND  
THIS INDENTURE, made this 06/06/2017, 2017, between **7415-23 South Kimbark Avenue, LLC** a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and, **SSONE LLC, an Illinois limited liability company, of 1608 S. Ashland Ave., #14187, Chicago, IL 60608**, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to grantee's heirs and assigns, **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See legal description on reverse side.

Permanent Real Estate Index Number(s): **20-26-225-005-0000**

Address of Real Estate: **7415-23 South Kimbark Avenue, Chicago, Illinois 60619**

Together with all and singular the hereditaments and appurtenances thereunto 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 party of the first part, either in law or equity, of, in, and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

**IN WITNESS WHEREOF**, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

Subject to taxes for 2017 and thereafter, and to easements, covenants, conditions and restrictions of record.

7415-23 South Kimbark Avenue, LLC, an Illinois limited liability company  
By: ~~Ascendance Manager II, LLC~~ **Ascendance Manager II Operating Partnership, LLC, a Delaware limited liability company, its sole Member**  
By: **Ascendance Manager II, LLC, an Illinois limited liability company, its Manager**  
By: Craig K. Huffman, its Manager

| REAL ESTATE TRANSFER TAX | 13-Oct-2017        |
|--------------------------|--------------------|
| CHICAGO:                 | 10,762.50          |
| CTA:                     | 4,305.00           |
| <b>TOTAL:</b>            | <b>15,067.50 *</b> |

| REAL ESTATE TRANSFER TAX | 13-Oct-2017     |
|--------------------------|-----------------|
| COUNTY:                  | 717.50          |
| ILLINOIS:                | 1,435.00        |
| <b>TOTAL:</b>            | <b>2,152.50</b> |

20-26-225-005-0000 | 20171001636063 | 1-334-079-424  
\* Total does not include any applicable penalty or interest due.

20-26-225-005-0000 | 20171001636063 | 0-403-075-008

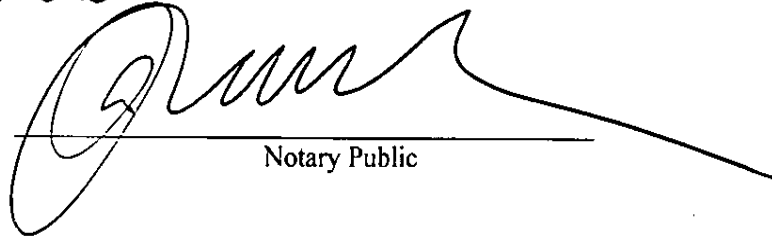
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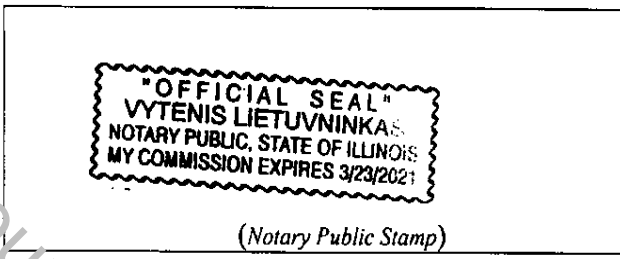
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STATE OF ILLINOIS        )  
                                      )SS.  
COUNTY OF COOK        )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Craig K. Huffman** personally known to me to be the Manager of the **Ascendance Manager II, LLC**, 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 severally 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 and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal 12 of October, 2017.

  
\_\_\_\_\_  
Notary Public



Legal description:

LOTS 39, 40, 41 AND 42, IN SCOVEL, TOWLE AND WARREN'S ADDITION TO CORNELL, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.