

# UNOFFICIAL COPY

40034427 (201)

WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

**GIT**

Doc#: 1729355058 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2017 10:23 AM Pg: 1 of 3

Dec ID 20171001638221  
ST/CO Stamp 1-233-534-912 ST Tax \$270.00 CO Tax \$135.00  
City Stamp 0-144-261-056 City Tax: \$2,835.00

Property of Cook County Clerk's Office

THE GRANTOR, Terrapin Investments, LLC, a limited liability company created and existing under and by virtue of the laws of the State of DE 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 ~~Hawkeye Properties, LLC~~ <sup>Emerald Management, LLC</sup> an Illinois limited liability company, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit: ~~corporate~~ <sup>PP</sup> 10/18/17

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

This is NOT Homestead Property.

SUBJECT TO: general real estate taxes not due and payable as of the Closing Date and subsequent years.

Permanent Real Estate Index Number(s): 20-03-305-001-0000 20-03-305-002-0000

Address(es) of Real Estate: 4301-15 S. Calumet Ave.  
Chicago, IL 60653 -3304

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:

18<sup>th</sup> day of October, 20 17

Terrapin Investments, LLC

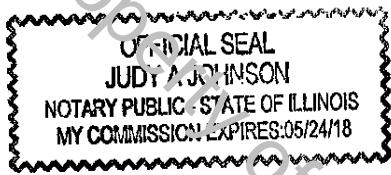
By:   
David M. Fleishman, Manager

## UNOFFICIAL COPY

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 Terrapin Investments, LLC 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 Managers of said limited liability company, as their 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 18<sup>th</sup> day of October, 2017.



Judy A. Johnson  
Notary Public

Prepared by:



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


Mail to:

James Pittacora  
150 S. Wacker Drive, Suite 1600  
Chicago, IL 60606

Name and Address of Taxpayer:

Emerald Management, Inc.  
1044 S Artesian Ave  
Chicago, IL 60605 - 1014

| REAL ESTATE TRANSFER TAX  | 20-Oct-2017                    |
|---|--------------------------------|
|  | COUNTY: 135.00                 |
|  | ILLINOIS: 270.00               |
|   | TOTAL: 405.00                  |
| 20-03-305-001-0000  | 20171001638221   1-233-534-912 |

| REAL ESTATE TRANSFER TAX  | 20-Oct-2017       |
|---|-------------------|
|  | CHICAGO: 2,025.00 |
|   | CTA: 810.00       |
|   | TOTAL: 2,835.00 * |
| 20-03-305-001-0000   20171001638221   0-144-261-056                                 |                   |
| * Total does not include any applicable penalty or interest due.                    |                   |

# UNOFFICIAL COPY

**Exhibit "A" – Legal Description**

**LOTS 19, 20, 21, 22, 23 AND 24 IN H. H. HONORE'S SUBDIVISION OF PART OF THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SOUTHWEST 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