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Prepared By:
Goldstein & McClintock LLLP
111 W. Washington Street,
Ste. 1221
Chicago, Illinois 60602
Attn: Harold D. Israel, Esq.

After Recording Mail To:
Reinhart Boerner VanDeuren S.C.
1000 North Water St., Ste. 1700
Milwaukee, WI 53202
Attn: Nathan Neuberger

Doc# 1731045013 Fee \$44.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 11/06/2017 12:12 PM PG: 1 OF 4

This space reserved for Recorder's use only.

WARRANTY DEED

17013913WF
THIS WARRANTY DEED, made this 17th day of October, 2017, between COLOR COMMUNICATIONS, INC., whose primary address is 4000 W. Fillmore Street, Chicago, IL 60624 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, (the "Grantor"), and CMCOLOR, LLC, a Delaware limited liability company, whose address is 230 West Monroe Street, Chicago, IL 60606 (the "Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged by these presents does GRANT, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit 1 attached hereto).

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 below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit 1 attached hereto, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: general real estate taxes for 2017 and subsequent years, covenants, conditions and restrictions of record, building lines and easements of record.

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

GRANTOR:

COLOR COMMUNICATIONS, INC.

By: Steve Winter

Name: STEVE WINTER

Title: President

ACKNOWLEDGEMENT

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

REAL ESTATE TRANSFER TAX

20-Oct-2017



COUNTY:	1,242.25
ILLINOIS:	2,484.50
TOTAL:	3,726.75

16-15-421-001-0000

20171001638179 | 1-999-888-320

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steve Winter, the President of Color Communications, Inc. appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 13 day of October, 2017.

Loretta S. Salazar
Notary Public

Send Subsequent Tax Bills to:

CMCOLOR, LLC
4000 West Fillmore Street
Chicago, IL 60624
Attn: Tom Palzer



REAL ESTATE TRANSFER TAX

20-Oct-2017



CHICAGO:	18,633.75
CTA:	7,453.50
TOTAL:	26,087.25 *

16-15-421-001-0000 | 20171001638179 | 0-582-467-520

* Total does not include any applicable penalty or interest due.

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Exhibit 1

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 23, BOTH INCLUSIVE IN BLOCK 5 OF WEBSTER BATCHELLER'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4, LYING SOUTH OF THE SOUTH LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD CO'S RIGHT OF WAY OF THE EAST 1/2 OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF THE VACATED ALLEY LYING NORTH OF LOTS 6 TO 23 AND LYING WEST OF LOTS 1 TO 5 IN BLOCK 5 OF WEBSTER BATCHELLER'S SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Tax Identification PIN #	Addresses
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16-15-419-030-0000	1020 S. Keeler Ave., Chicago, IL 60624
16-15-419-031-0000	1024 S. Keeler Ave., Chicago, IL 60624
16-15-419-032-0000	1026 S. Keeler Ave., Chicago, IL 60624
16-15-419-033-0000	1028 S. Keeler Ave., Chicago, IL 60624
16-15-419-034-0000	1030 S. Keeler Ave., Chicago, IL 60624
16-15-419-035-0000	1029 S. Kildare Ave., Chicago, IL 60624
16-15-419-037-0000	4242 W. Fillmore St, Chicago, IL 60624

PARCEL 3:

LOTS 1 TO 24, INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS, AND ALL OF THE VACATED ALLEY LYING WEST OF LOT 8 IN SAID SUBDIVISION, ALL IN BLOCK 5 IN 12TH STREET LAND ASSOCIATIONS SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification PIN #	Addresses
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16-15-421-001-0000	4000 W. Fillmore St., Chicago, IL 60624
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UNOFFICIAL COPY

Exhibit 1

LEGAL DESCRIPTION

PARCEL 4:

LOTS 1 TO 24, INCLUSIVE, IN BLOCK 8 IN 12TH STREET LAND ASSOCIATIONS SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification PIN #

Addresses

16-15-424-001-0000	4049 W. Fillmore St., Chicago, IL 60624
16-15-424-002-0000	4047 W. Fillmore St., Chicago, IL 60624
16-15-424-003-0000	4045 W. Fillmore St., Chicago, IL 60624
16-15-424-004-0000	4043 W. Fillmore St., Chicago, IL 60624
16-15-424-005-0000	4041 W. Fillmore St., Chicago, IL 60624
16-15-424-006-0000	4035 W. Fillmore St., Chicago, IL 60624
16-15-424-007-0000	4033 W. Fillmore St., Chicago, IL 60624
16-15-424-008-0000	4031 W. Fillmore St., Chicago, IL 60624
16-15-424-009-0000	4027 W. Fillmore St., Chicago, IL 60624
16-15-424-010-0000	4025 W. Fillmore St., Chicago, IL 60624
16-15-424-011-0000	4023 W. Fillmore St., Chicago, IL 60624
16-15-424-012-0000	4021 W. Fillmore St., Chicago, IL 60624
16-15-424-013-0000	4019 W. Fillmore St., Chicago, IL 60624
16-15-424-014-0000	4015 W. Fillmore St., Chicago, IL 60624
16-15-424-015-0000	4013 W. Fillmore St., Chicago, IL 60624
16-15-424-016-0000	4011 W. Fillmore St., Chicago, IL 60624
16-15-424-017-0000	4001 W. Fillmore St., Chicago, IL 60624