

# UNOFFICIAL COPY

This Instrument prepared by:

Sarah A. Boeckman  
Burke Burns & Pinelli, Ltd.  
70 West Madison  
Suite 4300  
Chicago, IL 60602

And after recording return to:

J. David Ballinger, Esq.  
805 Lake Street, #219  
Oak Park, Illinois 60301

**SEND ALL SUBSEQUENT TAX  
BILLS TO:**

221 Harrison, LLC  
221 West Harrison Street  
Oak Park, Illinois 60304



Doc# 1732449175 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/20/2017 10:50 AM PG: 1 OF 3

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of this 17 day of November, 2017, between **HARRISON STREET VENTURES, LLC**, an Illinois limited liability company ("**Grantor**"), and **221 HARRISON LLC**, an Illinois limited liability company ("**Grantee**"). For and in consideration of the sum of Ten and No Dollars (\$10.00), and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, Grantor REMISES, RELEASES, ALIENATES AND CONVEYS to Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest in and to the follow (sic) described real estate, situated in Cook County in the State of Illinois, known and described as follows:

Lots 41 And 42 in Block 1 In West Harrison Street Subdivision Of The North 1/2  
Of The Northwest 1/4 Of The Southwest 1/4 Of Section 17, Township 39 North,  
Range 13, East Of The Third Principal Meridian, In Cook County, Illinois.

Permanent Index Number: 16-17-302-012-0000

Commonly known as: 221 West Harrison Street, Oak Park, IL 60304

### Real Estate Transfer Tax

\$3,320.00



www.oak-park.us

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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 Grantor, 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 Grantee and 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 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 encumbered 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 DEFEND, subject to those exceptions set forth on Exhibit "A", attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date first written above.

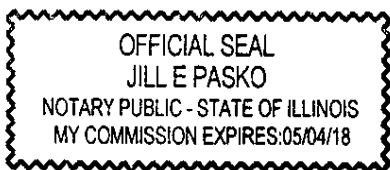
GRANTOR:  
**HARRISON STREET VENTURES, LLC,**  
an Illinois limited liability company


By:   
Briën P. Wloch, Manager

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 **BRIEN P. WLOCH** whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the Manager of **HARRISON STREET VENTURES, LLC**, an Illinois limited liability company, as his free and voluntary act and the free and voluntary act of the company and limited partnership for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17 day of November, 2017.



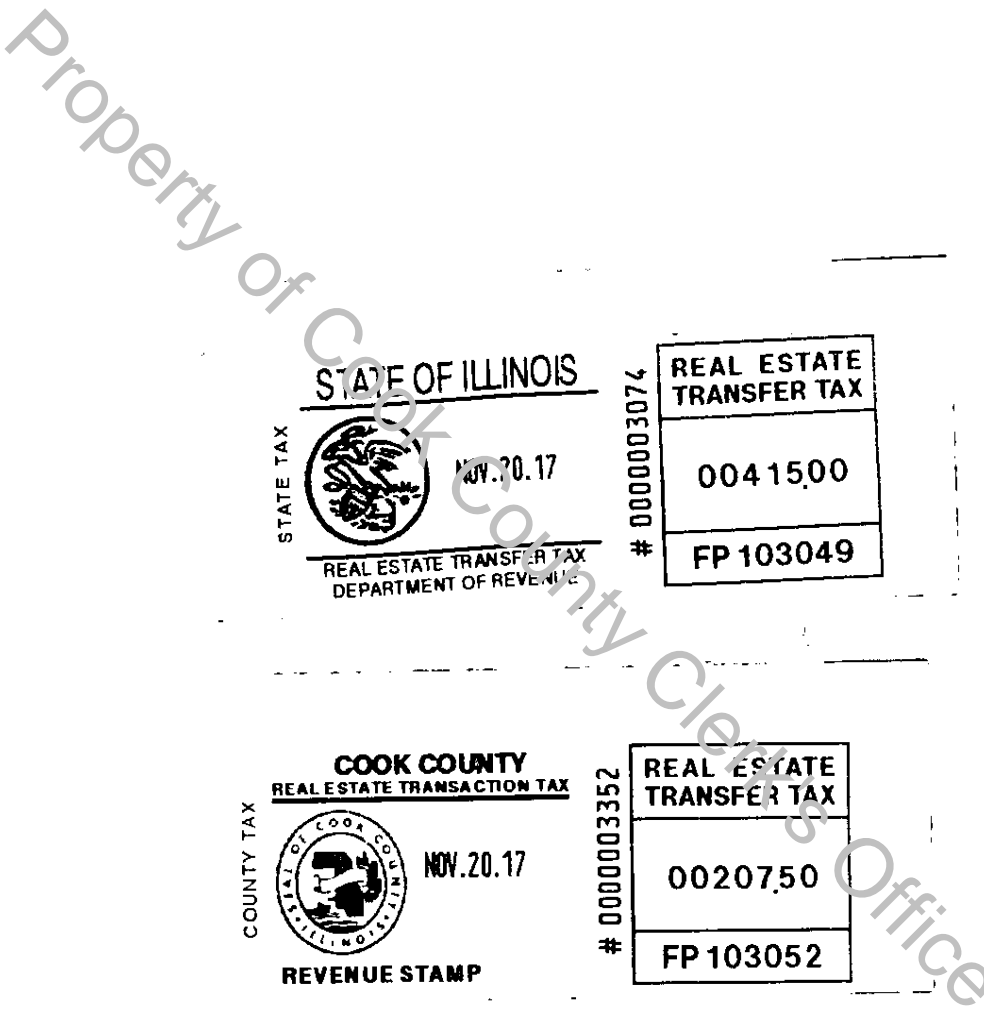
  
Notary Public

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## EXHIBIT A


### Permitted Exceptions

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.



STATE TAX

STATE OF ILLINOIS



NOV. 20. 17


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000003074

REAL ESTATE TRANSFER TAX
0041500
FP 103049

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



NOV. 20. 17

REVENUE STAMP

# 0000003352

REAL ESTATE TRANSFER TAX
0020750
FP 103052