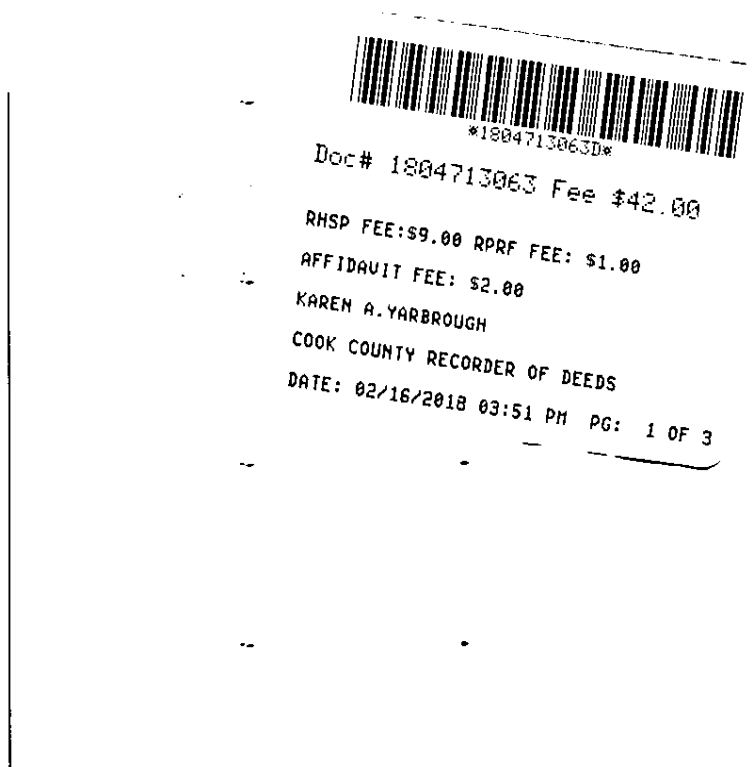


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WARRANTY DEED
ILLINOIS STATUTORY



Preparer File: 23297-210-03d

THE GRANTOR, Righteous Oaks, inc. an Illinois Corporation created and existing under and by virtue of the laws of the State of IL 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 Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to SEGGIO DEVELOPMENT LLC, of P.O. Box 10122, Chicago, IL 60610-0122 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOT 42 (EXCEPT THE SOUTH 7 FEET THEREOF) AND THE SOUTH 16 FEET OF LOT 43 IN FIRST ADDITION TO BIRCHWOOD WEST, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This is NOT homestead property

SUBJECT TO: General taxes for the year 2017 and subsequent years

Permanent Real Estate Index 10-25-405-046-0000
Number(s):

Address(es) of Real Estate: 7445 N. California Ave., Chicago, IL 60645 .

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 President:

[SIGNATURE ON NEXT PAGE]

Warranty Deed

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7th day of February, 2018.

Righteous Oaks, Inc.
An Illinois Corporation

By: *Antonia Mills*
Antonia Mills, Secretary



STATE OF ILLINOIS, COUNTY OF Kane SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that ANTONIA MILLS, personally known to me to be the Secretary of the Righteous Oaks, Inc. and , personally known to me to be the of said corporation, 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 Righteous Oaks, Inc. and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 7 day of February, 2018.
Tanya L. Daniels
Notary Public

Prepared by:
Dordek Rosenberg & Associates
8424 Skokie Blvd Suite 200
Skokie, IL 60077

Mail to:
Dordek Rosenberg & Associates
8424 Skokie Blvd Suite 200
Skokie, IL 60077

Name and Address of Taxpayer:
Seggio Development LLC
P.O. Box 10122
Chicago, IL 60610-0122

REAL ESTATE TRANSFER TAX		16-Feb-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
10-25-405-046-0000 20180201601661 2-105-898-016		

REAL ESTATE TRANSFER TAX		16-Feb-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
10-25-405-046-0000 20180201601661 1-996-412-864		

Warranty Deed

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

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 2/15/18

Signature: _____

Grantor or Agent

SUBSCRIBED and SWORN before me this 15th day of

February

20 18.

Notary Public

OFFICIAL SEAL
EVA MORENO
Notary Public - State of Illinois
My Commission Expires 6/23/2020

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 2/15/18

Signature: _____

Grantee or Agent

SUBSCRIBED and SWORN before me this 15th day of

February

20 18.

Notary Public

OFFICIAL SEAL
EVA MORENO
Notary Public - State of Illinois
My Commission Expires 6/23/2020

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in the County of Cook in the State of Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]