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Doc#: 1808715066 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2018 10:28 AM Pg: 1 of 4

Dec ID 20180301615599
ST/CO Stamp 0-376-262-176 ST Tax \$130.00 CO Tax \$65.00
City Stamp 0-705-508-896 City Tax: \$1,365.00

SPECIAL WARRANTY DEED

CT 18NW7132286NP


THIS INDENTURE WITNESSETH, that 3 FRIENDS GROUP LLC, an Illinois limited liability company ("Grantor"), with an address of 2300 Brookwood Ct., Aurora, Illinois 60502, **CONVEYS AND SPECIALLY WARRANTS** to CGP Holdings III, LLC, an Illinois limited liability company ("Grantee") with its principal address at 21055 W Yorkshire Dr. Willard IL, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND MADE PART HEREOF**

The subject Real Estate does not constitute homestead property of Grantor.



SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants title to said Real Estate to Grantee as to and against its acts only and none other.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

REAL ESTATE TRANSFER TAX	14-Mar-2018
	CHICAGO: 975.00
	CTA: 390.00
	TOTAL: 1,365.00 *

20-15-418-021-0000 | 20180301615599 | 0-705-508-896

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

REAL ESTATE TRANSFER TAX	14-Mar-2018
 	COUNTY: 65.00
	ILLINOIS: 130.00
	TOTAL: 195.00

20-15-418-021-0000 | 20180301615599 | 0-376-262-176

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 2 day of March, 2018.

GRANTOR: 3 FRIENDS GROUP LLC

By: *R. Bathina*

Name: Ramesh Bathina

Its: Manager & Member

I, *Edith G Campbell*, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ramesh Bathina, personally known to me to be a manager and member in 3 Friends Group LLC, an Illinois limited liability company 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 acknowledged that in such capacity, he signed and delivered the said instrument pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this *2nd* day of March, 2018.

Edith G Campbell



Prepared by:

Dennis P. Lindell, Esq.
Lindell & Tessitore P.C.
1755 Park St., Suite 200, Naperville, IL 60563

When Recorded, Return to:

*CGP Holdings III, LLC
21055 W Yorkshire Dr.
Kildeer, IL 60047*

Mail Tax Bills to:

*CGP Holdings III, LLC
21055 W Yorkshire Dr.
Kildeer, IL 60047*

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EXHIBIT A

LOT 33 IN BLOCK 7 IN RESUBDIVISION OF BLOCKS 11 AND 12 IN RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-15-418-021-0000

Address: 6222 S. Rhodes Avenue, Chicago, IL 60637

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. ~~Private,~~ public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision, fire and health codes, ordinances and laws; environmental laws, regulations and ordinances and all other governmental regulations and rules.
6. Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.