

UNOFFICIAL COPY

PREPARED BY:

Galanopoulos & Galgan
Dean G. Galanopoulos
340 Butterfield Road, Suite 1A
Elmhurst, IL 60126

MAIL TAX BILL TO:

S3 Props LLC
1441 Greenbriar Road
Glendale, CA 91207

MAIL RECORDED DEED TO:

Jay R. Goldberg
10 S LaSalle St, Suite 2910
Chicago, IL 60603

1/4



Doc# 1819434067 Fee \$40.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 07/13/2018 02:16 PM PG: 1 OF 2

WARRANTY DEED (Illinois)

THE GRANTOR(S), 1622-26 W. Sherwin, LLC, an Illinois Limited Liability Company, 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to S3 Props, LLC, a California Limited Liability Company, of 1441 Greenbriar Road, Glendale CA 91207, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

LOT 16 IN BLOCK 3 IN F.H. DOLAND'S SUBDIVISION OF THE EAST 414.5 FEET OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST 175 FEET OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD AND INDIAN BOUNDARY LINE ROAD IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 11-30-416-018-0000

Commonly known as: 1622-26 W. Sherwin, Chicago, IL 60626

Subject, however, to the general taxes for the year of 2018 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

REAL ESTATE TRANSFER TAX		12-Jul-2018	
	COUNTY:	1,032.50	
	ILLINOIS:	2,065.00	
	TOTAL:	3,097.50	
11-30-416-018-0000 20180701616905 0-944-053-024			

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr Ste 2400
Chicago IL 60604-4650
Recording Department

REAL ESTATE TRANSFER TAX		12-Jul-2018	
	CHICAGO:	15,487.50	
	CTA:	6,195.00	
	TOTAL:	21,682.50 *	
11-30-416-018-0000 20180701616905 1-031-662-368			

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

UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 11TH day of July, 2018.

1622-26 W. Sherwin, LLC

By [Signature]
Jeffrey Bendix, Authorized Manager

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jeffrey Bendix, personally known to me to be the Authorized Manager of 1622-26 W. Sherwin, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, 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 notarial seal, this 11TH day of July, 2018

[Signature]
Notary Public
My commission expires: _____

