UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY:

Lisa J. Saul, Esq. Forde Law Offices LLP 111 W. Washington Street, Suite 1100 Chicago, Illinois 60602

AFTER RECORDING, RETURN TO:

Jason Schram 8501 W Highs Rd Ste 601 Chicago IZ 62631

18000036473(1)



Doc# 1832422025 Fee \$44.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/20/2018 11:33 AM PG: 1 OF 4

WARRANTY DEED

THIS INDENTURE is made as of this ______ day of November, 2018 by and between Sweetness LLC, an Illinois limited liability company (the "Grantor"), and Doaba Properties, LLC - 1706 W 17th Street, an Illinois series limited liability company (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

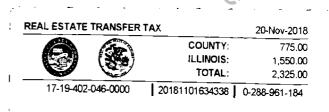
See Legal Description attached hereto as **Exhibi:** A and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		15-Nov-2018
	CHICAGO:	11,625.00
	CTA:	4,650.00
	TOTAL:	16,275,00 *
17-19-402-046-0000	20181101634338	0-421-773-984

^{*}Total does not include any applicable pegalty or interest due





1832422025 Page: 2 of 4

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 7ⁿ day of November, 2018.

Sweetness LLC, an Illinois Limited Liability Company

By C2B LLC, its Manager

Amy Rubenstein Manager of C2B LLC

State of $\frac{11005}{00K}$) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Amy Rubenstein, 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 she signed, sealed and delivered this said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal, this 7 day or Narmber, 2018

Notary Public

Commission expires:

WILLIAM D ONEY-PAIGE Official Seal Notary Public - State of Illinois My Commission Expires Oct 15, 2022

Send Subsequent Tax Bills To:

Doaba Properties, LLC - 1706 W 17th Street 1706 West 17th Street 1500 Nation Lane Chicago, Illinois 60608 Liberty ville, 16 60048

1832422025 Page: 3 of 4

UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 48 IN BLOCK 34 IN WALKER'S SUBDIVISION OF BLOCKS 33, 34, 47 AND PART OF BLOCK 48 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANEN I INDEX NUMBER:

17-19-402-046-0000

COMMON ADPRESS:

ESS: 1706 West 17th Street, Chicago, Illinois 60608

UNOFFICIAL COPY

EXHIBIT B

EXCEPTIONS TO TITLE

- 1. Real estate taxes for 2018 and subsequent years.
- 2. Existing unrecorded leases.
- 3. Acts done by or suffered through Buyer.
- 4. Ordinances, Easements, Encroachments, Agreements of Record.

COOK COUNTY RECORDER OF DEEDS

COOK COUNT RECORDER OF [100)