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**Prepared by:**

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Doc# 1903619027 Fee \$40.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

DWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/05/2019 10:55 AM PG: 1 OF 2

**After recording mail to:**

Atlas Asset Management  
1347 W Washington Suite 1B  
Chicago, IL 60607

**Send future tax bills to:**

Atlas Asset Management  
1347 W Washington Suite 1B  
Chicago, IL 60607

(Above space for Recorder's use only)

## WARRANTY DEED

THE GRANTOR, AIRGROUP INVESTMENTS, INC., a Florida corporation, having an address of 4060 Edgewater Drive, Orlando, Florida 32804 ("Grantor"), for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS, to 4801 S. CALUMET LLC, an Illinois limited liability company, having an address of 1200 Shermer Road, Suite #206, Northbrook, Illinois ("Grantee"), all of its right, title and interest in the following described Real Estate:

PARCEL 1:

UNIT 3-C IN 4801 SOUTH CALUMET CONDOMINIUMS, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTH 57.84 FEET OF LOT 5 (EXCEPT THE WEST 2 FEET OF SAID LOT) IN KLINGER'S SUBDIVISION OF THE NORTH 4 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUMS RECORDED AS DOCUMENT NUMBER 0710710076; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF THE DECKS, A LIMITED COMMON ELEMENT AS DELINEATED IN THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUMS RECORDED APRIL 17, 2007 AS DOCUMENT 0710710076.

Property Index Number: 20-10-111-037-1011

Commonly known as: 4801-4815 South Calumet Avenue a/k/a 347-349 East 48th Street, Unit #3C  
Chicago, Illinois 60615

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) building lines and easements of record so long as such items do not affect the current use of the Real Estate as a residential condominium unit or a garage/parking condominium unit; (d) acts done or suffered by Grantee or anyone claiming through Grantees; (e) any declaration of condominium ownership and amendments thereto to which the Real Estate is subject to; and (f) the Illinois Condominium Property Act.

This is not a homestead property.

[Signature and notary page to follow]

### REAL ESTATE TRANSFER TAX

CHICAGO:

CTA:

TOTAL:

04-Feb-2019

600.00

240.00

840.00 \*

### REAL ESTATE TRANSFER TAX

04-Feb-2019

COUNTY: 40.00

ILLINOIS: 80.00

TOTAL: 120.00



20-10-111-037-1011

| 20190101688471 | 1-953-745-312



20-10-111-037-1011 | 20190101688471 | 0-383-994-272

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

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18597275 - CH1-3C

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 24<sup>th</sup> day of Jan, 2019.

AIRGROUP INVESTMENTS, INC.,  
a Florida corporation

By: [Signature]  
Douglas A. Hansen  
Asst Secretary

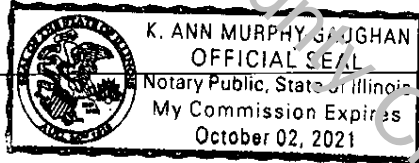
STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, K. Ann Murphy-Gaughan, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Douglas A. Hansen, President of Airgroup Investments, Inc., a Florida corporation, who is 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/he signed and delivered the said instrument as her/his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, the 24<sup>th</sup> day of January, 2019.  
[Signature]  
Notary Public

\*Asst. Sec.

My Commission Expires: \_\_\_\_\_



(Seal)

\_\_\_\_\_  
Clerk's Office