

UNOFFICIAL COPY

Doc#: 1907857045 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/19/2019 09:50 AM Pg: 1 of 4

Prepared by:

Kenneth Klassman, Esq.
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Chicago, Illinois 60601

Dec ID 20190301615008
ST/CO Stamp 0-671-733-152 ST Tax \$1,095.00 CO Tax \$547.50
City Stamp 1-774-841-248 City Tax: \$11,497.50

After recording return to:

Cambi L. Cann, Esq.
Law Office of Cambi L. Cann, P.C.
22 West Washington Street
Suite 1500
Chicago, Illinois 60602

(For Recorder's Use Only)

WARRANTY DEED

7852 EBERHART LLC, an Illinois limited liability company ("Grantor"), whose mailing address is 339 Willow Avenue, Deerfield, Illinois 60015, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY to **CURVE DEVELOPMENT LLC**, a Florida limited liability company, whose mailing address is 6301 Collins Avenue, Suite 3403, Miami Beach, Florida 33141, an undivided seventy-one and a half percent (71.5%) interest, to **PALM HILL B115 LLC**, a Florida limited liability company, whose mailing address is 850 West 43rd Court, c/o Larry Weinberg, Miami Beach, Florida 33140, an undivided nine and a half percent (9.5%) interest, to **PALM HILL C122 LLC**, a Florida limited liability company, 850 West 43rd Court, c/o Larry Weinberg, Miami Beach, Florida 33140, an undivided nine and a half percent (9.5%) interest, and to **LAB INTERNATIONAL CONSULTING LLC**, a Florida limited liability company, whose mailing address is 6301 Collins Avenue, Suite 3403, Miami Beach, Florida 33141, an undivided nine and a half percent (9.5%) interest, as TENANTS IN COMMON, ("Grantees"), their successors and assigns, in fee simple, that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof together with all appurtenances thereto and all improvements situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property to Grantees, their successors and assigns, forever.

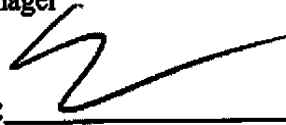
CCMI18012024LD
1 of 1 PDB.

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EXECUTED this 15th day of March, 2019.

7852 EBERHART LLC,
an Illinois limited liability company

By: Heartwood Capital LLC,
a Delaware limited liability company
Its: Manager

By: 

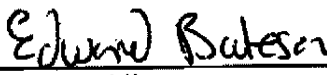
Name: Seth Halpern
Its: Manager

Property of Cook County Clerk's Office

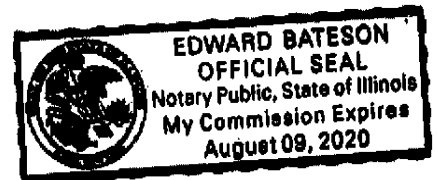
STATE OF ILLINOIS)
)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Seth Halpern, the Manager of Heartwood Capital LLC, a Delaware limited liability company, personally known to me to be said Manager, 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 he signed and delivered the foregoing instrument as his free and voluntary act, and as the free and voluntary act of such companies, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of March, 2019.


Notary Public
Commission Expires:

Mail tax bills to:
Curve Development LLC
6301 Collins Avenue, Suite 3403
Miami Beach, Florida 33141



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 19, 20, 21, 22 AND 23 IN REID'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-27-425-038-0000

Commonly Known As: 446 E. 79th Street, aka 7852-56 S. Eberhart Avenue,
Chicago, Illinois 60619

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real Estate Taxes and Assessments, if any, not yet due and payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.