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WARRANTY DEED

MAIL RECORDED DEED TO:

Valerie E. Trabaris TRABARIS LAW LLC 345 E Ohio Street, #2203 Chicago, IL 60611

MAIL TAX BILL TO: 2614 W. Marouette LLC 632 Anthony Trail Northbrook, IL 60062



Doc# 1909545097 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/05/2019 03:08 PM PG: 1 OF 2

GRANTOR, James J. McKenzie, being the President of 123 Main, Inc., an Illinois corporation, 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 the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said company, CONVEY and WARRANT to 2614 W. Marquette LLC, of 632 Anthony Trail Northbrook, IL 60062, to have and to hold, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 IN BLOCK 4 OF ELMORE'S MARQUETTE PARK ADDITION 3E'NG A A RESUBDIVISION OF PART OF BLOCKS 4, 6, 11, 12 & 13 IN AVONDALE AN ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIP 12 MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number:

19-24-227-020-000

Address of Real Estate:

2614-2624 W. Marquett, Rd., Chicago, IL 60629

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, lateral; and

drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX 04-Apr-2019 3.225.00 CHICAGO: 1,290.00 CTA: 4,515.00 * TOTAL:

196NW 2130745/ Chicago Title

19-24-227-020-0000 | 20190301617085 | 0-026-870-688 * Total does not include any applicable penalty or interest due.

04-Apr-2019 **REAL ESTATE TRANSFER TAX** 215.00 COUNTY: 430.00 ILLINOIS: 645.00 TOTAL:

19-24-227-020-0000

20190301617085 | 1-991-099-296



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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this _______ day of March, 2019.

James J. McKenzie, being the President of 123 Main, Inc.

STATE OF JULINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that James J. McKenzie, being the President of 123 Main, Inc., personally known to me to be the President of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he/she/they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of March, 2019.

Notary Public

PREPARED BY:

Charles R. Gryll, Ltd. Attorneys at Law 6703 N. Cicero Ave. Lincolnwood, IL 60712

