

# UNOFFICIAL COPY

Prepared by and after recording

Mail to:

Cambi L. Cann  
Law Offices of Cambi L. Cann, P.C.  
22 W. Washington, Suite 1500  
Chicago, Illinois 60602



Doc# 1911645026 Fee \$62.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 04/26/2019 10:27 AM PG: 1 OF 5

Send future tax bills to:

Lighthouse Portfolio Holdings LLC  
323 E. Wacker Drive, Suite 100  
Chicago, Illinois 60601

*Return to:*  
OS National  
3097 Satellite Boulevard  
Bldg 700, Suite 400  
Duluth, GA 30096

(Above space for Recorder's use only)

## WARRANTY DEED

THE GRANTOR, **GOOD TIMES HOLDINGS, LLC** (F/K/A BTRE-3 Investments LLC), an Illinois limited liability company ("Grantor") having an address of 323 E. Wacker Drive, Suite 100, Chicago, Illinois 60601, 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 **LIGHTHOUSE PORTFOLIO HOLDINGS LLC**, a Delaware limited liability company, having an address of 323 E. Wacker Drive, Suite 100, Chicago, Illinois 60601 ("Grantee"), all of its right, title, and interest in the following described Real Estate:

### SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

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; and (d) acts done or suffered by Grantee or anyone claiming through Grantee.


This is not a homestead property.



**THIS TRANSACTION IS EXEMPT PURSUANT TO 35 ILCS 200/31-45(E).**

**GOOD TIMES HOLDINGS, LLC,**  
an Illinois limited liability company

By:   
Ilan Tzdaka, Manager

*[Signature and notary page to follow]*

REAL ESTATE TRANSFER TAX	26-Apr-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	26-Apr-2019
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
25-20-114-020-0000   20190301634398   1-943-275-424	

25-20-114-020-0000 | 20190301634398 | 0-993-757-088

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

CCRW REVIEW 

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 21<sup>st</sup> day of March, 2019.

**GOOD TIMES HOLDINGS, LLC,**  
an Illinois limited liability company

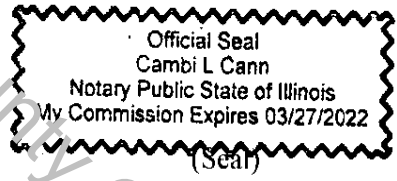
By: [Signature]  
Ilan Tzdana, Manager

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Cambi Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ILAN TZDACA**, the manager of **GOOD TIMES HOLDINGS LLC (FKA BTRE-3 INVESTMENTS LLC)**, an Illinois limited liability company, 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 he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 21<sup>st</sup> day of March, 2019.

[Signature]  
Notary Public  
My Commission Expires: 3/27/22



Property of Cook County Clerk's Office

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## EXHIBIT A – LEGAL DESCRIPTION

### **PARCEL 1:**

LOT 27 IN BLOCK 61, IN ROGERS' RESUBDIVISION OF CERTAIN BLOCKS IN WASHINGTON HEIGHTS, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 25-20-114-020-0000

Commonly known as 11311 S Bishop Street, Chicago, IL 60643

### **PARCEL 2:**

LOT 21 IN HARRY M. QUINN, INCORPORATED SUBDIVISION OF PART OF DEWEY AND VANCE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1943 AS DOCUMENT 13200229, IN COOK COUNTY, ILLINOIS.

Parcel ID: 20-30-321-008-0000

Commonly known as 2042 W 75th Place, Chicago, IL 60620

### **PARCEL 3:**

LOT 12 IN BLOCK 17 IN FREDERICK H. BARTLETT'S UNIVERSITY HIGHLANDS, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel ID: 25-09-209-018-0000

Commonly known as 318 W 97th Street, Chicago, IL 60628

### **PARCEL 4:**

LOT 6 IN SCOTTSDALE, BEING RAYMOND L. LUTGERT'S SUBDIVISION OF PART OF THE EAST 1/2 OF LOT 5 IN ASSESSOR'S SUBDIVISION OF SECTION 34, AND THE NORTH 1/2 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 19-34-102-006-0000

Commonly known as 4550 W 79th Place, Chicago, IL 60652

### **PARCEL 5:**

LOT 19 IN SCOTTSDALE, BEING A RAYMOND L. LUTGERT'S SUBDIVISION OF PART OF THE EAST 1/2 OF LOT 5 IN ASSESSORS DIVISION OF SECTION 34 AND THE NORTH 1/2 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 19-34-107-001-0000

Commonly known as 7919 S Kilbourn Avenue, Chicago, IL 60652

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**PARCEL 6:**

LOT 20 IN BLOCK 28 IN FOURTH ADDITION TO AUBURN HIGHLANDS BEING HART'S SUBDIVISION OF BLOCKS 13 TO 16 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 20-32-126-017-0000

Commonly known as 8253 S Laflin Street, Unit #1-2, Chicago, IL 60620

**PARCEL 7:**

LOT 6 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Parcel ID: 20-32-403-006-0000

Commonly known as 8413 S Racine Avenue, Chicago, IL 60620

**PARCEL 8:**

LOT FOURTEEN (14) (EXCEPT THE SOUTH EIGHT (8) FEET THEREOF) AND THE SOUTH SIXTEEN (16) FEET OF LOT THIRTEEN (13) IN BLOCK FIFTY-FOUR (54) IN HILL'S ADDITION TO SOUTH CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 21-31-318-029-0000

Commonly known as 8532 S Kingston Avenue, Chicago, IL 60617

**PARCEL 9:**

LOT 13 (EXCEPT THE NORTH 24 FEET THEREOF) LOT 14 AND THE NORTH 7 FEET OF LOT 15 IN MOORE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 20-36-422-072-0000

Commonly known as 8635 S Jeffery Blvd, Chicago, IL 60617

**PARCEL 10:**

LOT 39 IN BLOCK 2 IN WRIGHT'S FIRST ADDITION TO JACKSON PARK SUBDIVISION OF LOTS 1 TO 4 AND LOT 8 IN COMMISSIONERS PARTITION OF THE EAST 1/2 OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 25-01-109-027-0000

Commonly known as 8718 S Jeffery Blvd, Chicago, IL 60617

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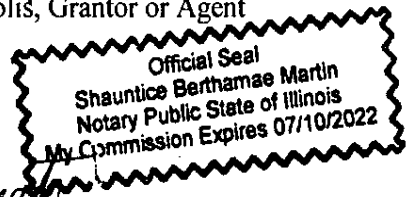
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/22/19 Signature: [Signature]  
Lina Aukstuolis, Grantor or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
dated 4/22/19

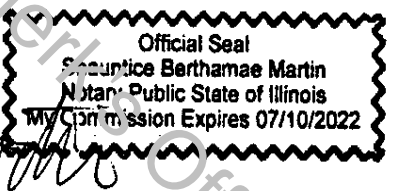


Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/22/19 Signature: [Signature]  
Lina Aukstuolis, Grantee or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
dated 4/22/19



Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**