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Prepared By

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After Recording Return To

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303232 NCT, 1061



Doc# 1915545071 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/04/2019 03:47 PM PG: 1 OF 4

Space Above This Line for Recorder's Use

ILLINOIS GENERAL WARRANTY DEED

STATE OF ILLINOIS
COOK COUNTY

THE GRANTOR: CCP Fairfield, LLC, an Illinois limited liability company of the City of Chicago, County of Cook, State of Illinois (hereinafter known as the "Grantor(s)")

for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid hereby CONVEYS AND WARRANTS to DeLee Development LLC, an Illinois limited liability company of

(GRANTEE'S ADDRESS) 444 W. Lake St., Suite 1700, County of Cook, City of Chicago, State of Illinois (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1840-1854 S. Fairfield Ave., Chicago, IL 60608

Permanent Index Numbers: 16-24-407-034-0000, 16-24-407-035-0000, 16-24-407-036-0000, 16-24-407-037-0000, 16-24-407-038-0000, 16-24-407-047-0000

S Y
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S 6
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Name and Address of Taxpayer:

DeLee Development LLC
444 W. Lake St., Suite 1700
Chicago, IL 60606


TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, their heirs and assigns forever.


And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, all special governmental taxes or assessments confirmed or unconfirmed, public and utility easements, acts done or suffered through Grantee, existing leases and tenancies and any Restrictions pertaining to the Real Estate of record; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.



IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of May 29, 2019.

CCP Fairfield, LLC

By: 
Matthew Baumann, Manager

3543 N. Pulaski Rd.
Chicago, IL 60641

| REAL ESTATE TRANSFER TAX | | 04-Jun-2019 |
|---|-----------------|-------------|
|  | CHICAGO: | 19,875.00 |
| | CTA: | 7,950.00 |
| | TOTAL: | 27,825.00 * |
| 16-24-407-034-0000 20190501683961 0-856-850-336 | | |
| * Total does not include any applicable penalty or interest due. | | |

| REAL ESTATE TRANSFER TAX | | 04-Jun-2019 |
|---|------------------|-------------|
|  | COUNTY: | 1,325.00 |
|  | ILLINOIS: | 2,650.00 |
| | TOTAL: | 3,975.00 |
| 16-24-407-034-0000 20190501683961 0-358-973-344 | | |

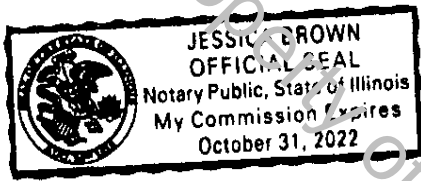
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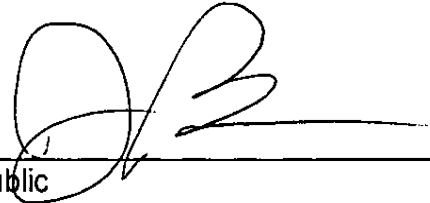
STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Baumann whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of May, 2019.





Notary Public

My Commission Expires: 10-31-22

COOK COUNTY
RECORDER OF DEEDS
Office of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1: LOTS 29, 30, 31, 32 AND 33 IN BLOCK 4 IN MCMAHON'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 25, 26, 27 AND 28 (EXCEPT THEREOF PORTIONS TAKEN FOR THE STREET) IN BLOCK 4 IN MCMAHON'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
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