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1916341100D

This document was prepared by:
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After recording, return to:
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334 S. Ardmore Ave.
Villa Park, IL 60181

Doc# 1916341100 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2019 03:30 PM PG: 1 OF 4

Mail subsequent tax bills to:

Smart Management
P.O. Box 47768
Chicago IL 60647

This space reserved for Recorder's use only

WARRANTY DEED

THE GRANTOR, **unique2 investments, LLC**, an Illinois limited liability company, of the County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANT(S) unto GRANTEE(S), **600 N CHRISTIANA LLC**, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

PIN: 16-11-212-039-0000
PROPERTY ADDRESS: 600 N. Christiana Ave.
Chicago, Illinois 60624

SUBJECT TO: Covenants, conditions, and restrictions of record and to use and occupancy, and building lines and building restrictions of record; zoning building laws and ordinance; public and utility easements; party wall rights and agreements, if any; acts done or suffered by or through the Buyer; however, special taxes or assessments, if any for improvements not yet completed; and general real estate taxes for 2018 2nd installment and subsequent years.

IN WITNESS WHEREOF, the undersigned have made, executed and delivered this deed as of this 7th day of May, 2019.

UNIQUE2 INVESTMENTS, LLC, an Illinois limited liability company

BY: Ashok Shetty
Ashok Shetty

Its: Manager and Member

BY: Samina Shetty
Samina Shetty

Its: Manager and Member

19WSS 0526 0324
142 mm Chicago Title

S Y
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

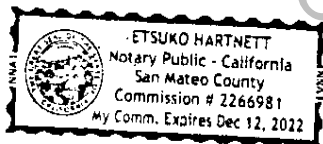
State of California
County of Santa Clara

On May 7, 2019 before me, Etsuko Hartnett, Notary Public,
Date
personally appeared Ashok Shetty + Samina Shetty
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Seal

[Signature]
Notary Signature

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 05.07.2019 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ashok Shetty + Samina Shetty

- Individual
- Corporate Officer
Title(s): _____
- Partner -- Limited General
- Attorney-in-fact
- Trustee
- Parent, Guardian, or Conservator
- Other: _____

Signer is Representing: _____


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EXHIBIT 'A'

Order No.: 19WSS056032LP

For APN/Parcel ID(s): 16-11-212-039-0000

LOTS 22, 23 AND 24 IN BLOCK 2 IN PHINNEY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		15-May-2019
	CHICAGO:	7,575.00
	CTA:	3,030.00
	TOTAL:	10,605.00 *
16-11-212-039-0000 20190501670016 0-161-011-616		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		15-May-2019
	COUNTY:	505.00
	ILLINOIS:	1,010.00
	TOTAL:	1,515.00
16-11-212-039-0000 20190501670016 1-771-624-352		

Property of Cook County Clerk's Office