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Doc#: 1918457089 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/03/2019 10:12 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

WHEN RECORDED, MAIL TO:
Matthew S. Payne, Esq.
6444 N. Milwaukee Avenue
Chicago, Illinois 60631

Dec ID 20190601615991
ST/CO Stamp 0-534-112-352 ST Tax \$1,360.00 CO Tax \$680.00
City Stamp 2-062-542-944 City Tax: \$14,280.00

SEND SUBSEQUENT TAX BILLS TO:
Bryn Mawr & Marmora, Inc.
1104 FAIRFIELD RD.

GLENCOE, IL - 60022

↑ grantee address

GRANTOR, Diamond Investment Group LLC, an Illinois limited liability company, authorized to do business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, Bryn Mawr & Marmora, Inc., of Chicago, Illinois, all of its interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 16-01-408-006-0000.

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Property Address: 1045 N. California Avenue, Chicago, Illinois 60622.

Subject to the following, if any: (1) General real estate taxes for the year 2019 and subsequent years; (2) private, public and utility easements, of record, if any; (3) covenants, conditions and restrictions, of record, if any; (4) Purchaser's mortgages of record, if any; and (5) existing leases and tenancies.

Dated this 21 day of June, 2019.

Dated this 21 day of June, 2019.

Diamond Investment Group, LLC.

Diamond Investment Group, LLC

By: [Signature]
Jan Zasowski
Its Manager and Authorized Representative

By: [Signature]
Andrew Seputis
Its Manager and Authorized Representative

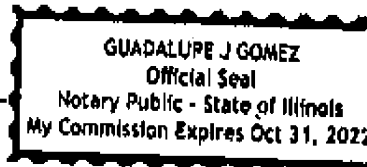
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that JAN ZASOWSKI and ANDREW SEPUTIS, personally known to me to be the managers of Diamond Investment Group, LLC, and the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, that he was authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 21 Day of June, 2019.

My commission expires 10/31/2022

[Signature]
Notary Public



PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

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SPECIAL WARRANTY DEED

Permanent Index No.: 16-01-408-006-0000.

Property Address: 1045 N. California Avenue, Chicago, Illinois 60622.

Dated this 20 day of June, 2019.

Diamond Investment Group, LLC.

James Chiu
By: James Chiu
Its Manager and Authorized Representative

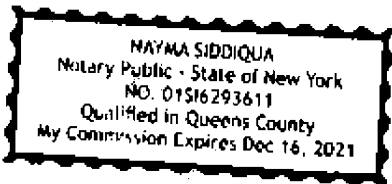
STATE OF NEW YORK)
) SS
COUNTY OF New York)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that JAMES CHIU, personally known to me to be one of the managers of Diamond Investment Group, LLC, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, that he was authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 20 Day of June, 2019.

My commission expires 12/16/2021
[Signature]
Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613



REAL ESTATE TRANSFER TAX	01-Jul-2019
CHICAGO:	10,200.00
CTA:	4,080.00
TOTAL:	14,280.00 *

16-01-408-006-0000 | 20190601615991 | 2-062-512-14

* Total does not include any applicable penalty or interest charges

REAL ESTATE TRANSFER TAX	01-Jul-2019
COUNTY:	660.00
ILLINOIS:	1,380.00
TOTAL:	2,040.00

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Lot 24 in Block 1 in Watriss Subdivision of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, (except the East 115 feet thereof) in Cook County, Illinois

Property of Cook County Clerk's Office