

# UNOFFICIAL COPY

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**Warranty Deed**  
**Statutory (ILLINOIS)**  
**(Corporation to Corporation)**

Doc#: 1920506028 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/24/2019 10:09 AM Pg: 1 of 4

Dec ID 20190701634619  
ST/CO Stamp 0-222-565-472 ST Tax \$1,060.50 CO Tax \$530.25

Above Space for Recorder's Use Only

**THE GRANTOR**, 77 Colfax Series of Paper Street Group, LLC, an Illinois Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said Company, CONVEYS and WARRANTS to SpringView Multi Dwelling III LLC, an Illinois Limited Liability Company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 7 IN LANSING COURT, BEING A SUBDIVISION OF THAT PART OF THE WEST 17.2004 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THE TRI-STATE HIGHWAY, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 2, 1973, AS DOCUMENT NUMBER 2708374, IN COOK COUNTY, ILLINOIS.

LOT 9 IN LANSING COURT, BEING A SUBDIVISION OF THAT PART OF THE WEST 17.2004 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THE TRI-STATE HIGHWAY, ACCORDING TO THE PLAT THEREOF RECORDED THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 2, 1973, AS DOCUMENT 2708374.

LOT 10 IN LANSING COURT, BEING A SUBDIVISION OF THAT PART OF THE WEST 17.2004 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THE TRI-STATE HIGHWAY, ACCORDING TO THE PLAT THEREOF RECORDED THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 2, 1973, AS DOCUMENT 2708374.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2019 and subsequent years.

Permanent Index Numbers (PIN): 30-30-407-010-0000, 30-30-407-012-0000, 30-30-407-013-0000

Address of Real Estate: 3045, 3061 & 3069 Bernice Road, Lansing, Illinois 60438

# UNOFFICIAL COPY

Dated this 19<sup>th</sup> day of JULY, 2019.

77 Colfax Series of Paper Street Group, LLC, an Illinois Limited Liability Company

By: [Signature]  
Its Manager

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public  
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Abraham, Manager of 77 Colfax Series of Paper Street Group, LLC, an Illinois Limited Liability Company, 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, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of JULY, 2019.

Commission expires 7/30, 2023

[Signature]  
NOTARY PUBLIC

This instrument was prepared by:  
Enrique Lipezker  
105 W. Madison St.  
Suite 401  
Chicago, Illinois 60602



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

SPRINGVIEW MULTIDWELLING III, LLC  
ATTN: HAROLD WILLIG  
1448 E. 26<sup>th</sup> ST.  
BROOKLYN, NY 11210

SPRINGVIEW MULTI DWELLING III, LLC  
C/O SPRINGVIEW PROPERTY MANAGEMENT  
9899 W. 167<sup>th</sup> ST., SUITE 103  
OAK FOREST, IL 60452

REAL ESTATE TRANSFER TAX

19-Jul-2019



COUNTY: 530.25  
ILLINOIS: 1,060.50  
TOTAL: 1,590.75

30-30-407-010-0000

| 20190701634619 | 0-222-565-472

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## EXHIBIT A

Order No.: SC19004808

For APN/Parcel ID(s): 30-30-407-010-0000

For Tax Map ID(s): 30-30-407-010-0000

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PARCEL 1:

LOT 7 IN LANSING COURT, BEING A SUBDIVISION OF THAT PART OF THE WEST 17.2004 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THE TRI-STATE HIGHWAY, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 2, 1973, AS DOCUMENT NUMBER 2708374, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 9 IN LANSING COURT, BEING A SUBDIVISION OF THAT PART OF THE WEST 17.2004 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THE TRI-STATE HIGHWAY, ACCORDING TO THE PLAT THEREOF RECORDED THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 2, 1973, AS DOCUMENT 2708374.

PARCEL 3:

LOT 10 IN LANSING COURT, BEING A SUBDIVISION OF THAT PART OF THE WEST 17.2004 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THE TRI-STATE HIGHWAY, ACCORDING TO THE PLAT THEREOF RECORDED THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 2, 1973, AS DOCUMENT 2708374.

**NOTE: This is a Pro Forma Policy. It does not reflect the present state of the Title and is not a commitment to (i) insure the Title or (ii) issue any of the attached endorsement. Any such commitment must be an express written undertaking on appropriate forms of the Company.**

# UNOFFICIAL COPY

Village of Lansing

Patricia Eidam  
Mayor



Office of the Treasurer

Arlette Frye  
Treasurer

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: 77 Colfax Series of Paper Street Group, LLC  
1641 West Carroll Avenue, #201  
Chicago, IL 60612

Telephone: 773-857-2282

Attorney or Agent: Enrique Lipezker  
 Telephone No.: 773-315-9190

Property Address: 3045, 3061 & 3069 Bernice Road  
Lansing, IL 60438

Property Index Number (PIN): 30-30-407-010, 012 & 013-0000

Water Account Number: 316 2281 00 06, 316 2301 00 05 & 316 2271 00 06

Date of Issuance: June 26, 2019

(State of Illinois)  
(County of Cook)  
This instrument was acknowledged before  
me on June 26, 2019 by  
Karen Giovane.

VILLAGE OF LANSING  
By: [Signature]  
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.