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Doc# 1923513011 Fee \$88.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/23/2019 09:44 AM PG: 1 OF 2

WARRANTY DEED
Illinois

Above Space for Recorder's Use Only

THE GRANTOR, SP3 HOLDINGS, LLC, an Illinois limited liability company, of 1542 West North Street, Palatine, Illinois 60067, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to FINCHLEY INVESTMENTS II LLC, an Illinois limited liability company, of 6350 Kirk Street, Morton Grove, Illinois 60053, the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

**Hermitage Condo Rentals LLC, an Illinois limited liability company UNIT 307 AND 84 IN HERMITAGE CONDOMINIUM, AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BUTLER'S SUBDIVISION OF LOTS 9, 10, AND 11, LOTS 1 THROUGH 7 IN ASSESSOR'S DIVISION OF LOT 1 IN OGDEN WOLCOTT'S ADDITION TO CHICAGO, BEING SUBDIVISIONS IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 15, 1996 AS DOCUMENT NO. 96369326 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

P.I.N.: 17-09-212-027-1006 and 17-09-212-027-1323
c/k/a: 70 West Huron Street, Unit 307, Chicago, Illinois 60654

subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 01 of AUGUST, 2019

Old Republic National Title Insurance Company
20 S Clark Street Ste 2000
Chicago IL 60603

19102966 %

SP3 HOLDINGS, LLC
an Illinois limited liability company

by: [Signature]
Chintan Parikh, its Manager

by: [Signature]
Jitesh Parikh, its Manager

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State of Illinois }
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 County of Cook }

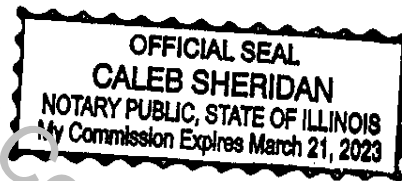
SS


I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT CHINTAN PARIKH and JITESH PARIKH, Managers of **SP3 HOLDINGS, LLC**, an Illinois limited liability company, personally known to me to be 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 pursuant to authority given by the Operating Agreement of said Company, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of AUGUST, 2019.





NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		21-Aug-2019
	CHICAGO:	2,118.75
	CTA:	847.50
	TOTAL:	2,966.25 *

17-09-212-027-1006 | 20190801659963 | 0-310-035-040

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

REAL ESTATE TRANSFER TAX		22-Aug-2019
	COUNTY:	141.25
	ILLINOIS:	282.50
	TOTAL:	423.75

17-09-212-027-1006 | 20190801659963 | 1-73-136-416

This instrument was prepared by:

John Mantas, Esq.
 Skoubis & Mantas, LLC
 1300 West Higgins Road
 Suite 209
 Park Ridge, Illinois 60068
 Phone: (847) 696-0900

MAIL TO:

Hermitage Condo Rentals, LLC
An Illinois Limited Liability Company
853 N. Elston Avenue
Chicago, IL 60642

SEND SUBSEQUENT TAX BILLS TO:

Hermitage Condo Rentals, LLC
An Illinois Limited Liability Company
853 N. Elston Avenue
Chicago, IL 60642