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Doc# 1925355183 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/10/2019 10:43 AM Pg: 1 of 2

Dec ID 20190901679861
ST/CO Stamp 1-754-264-160 ST Tax \$215.00 CO Tax \$107.50
City Stamp 2-030-441-056 City Tax: \$2,257.50

This document prepared by:)
Name: Ryan Krueger)
Firm/Company: Law Office of Ryan Krueger)
Address: 2516 Waukegan Road #219)
City, State, Zip: Glenview, IL 60025)
Phone: 312-498-4586)

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13-21-125-032-0000
(Parcel Identification Number)

WARRANTY DEED

FIRST AMERICAN TITLE

FILE # 2979504 41

THE GRANTOR SPARTAN EXCHANGE, LLC, an Illinois Limited Liability Company, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto MBGL PROPERTIES LLC, AN ILLINOIS LLC, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

**LOT 12 IN KOESTER AND ZANDER'S NORTH CENTRAL AVENUE SUBDIVISION,
BEING A SUBDIVISION IN THE NORTH WEST QUARTER OF SECTION 21,
TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.**

COMMONLY KNOWN AS 3622 N. LINDER AVENUE, CHICAGO, IL 60641.

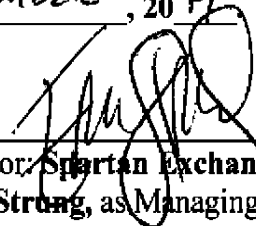
Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

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WITNESS Grantor's hand this 2ND day of SEPTEMBER, 2019




Grantor: **Spartan Exchange, LLC**, by
Eric Strong, as Managing Member

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Eric Strong** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 2ND day of SEPTEMBER, 2019.





Notary Public

MAIL DEED, AFTER RECORDING, TO:

MBGL Properties, LLC
4653 N. Milwaukee
Chicago, IL 60630

SEND FUTURE TAX BILLS TO:

MBGL Properties, LLC
4653 N Milwaukee
Chicago, IL 60630

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