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Doc# 1926017133 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/17/2019 03:30 PM PG: 1 OF 4

304093NCT
10/3/19

SPECIAL WARRANTY DEED

THE GRANTOR, **THE CENTER FOR DENTAL EXCELLENCE, L.L.C.**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, County of Cook, State of Illinois, for the consideration of Ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Members of the Company by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto **G3 HOLDINGS, LLC**, an Indiana limited liability company, 1809 Redwood Lane, Munster, Indiana 46321, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED EXHIBIT A

PINs: 31-11-403-016-0000 and 31-11-403-017-0000 and 31-11-403-018-000
Address: 19601 Governors Highway and 19615 Governors Highway, Flossmoor, Illinois 60422

THIS INSTRUMENT IS SUBJECT TO: covenants and restrictions of record; building lines of record; located private and public utility easements of record; easements and agreements of record; general real estate taxes which are not currently payable.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

The Grantor for itself, and for its successors and assigns does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, thorough or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

S Y
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M X
SC
E X
INT AB

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its authorized Members, this 3 day of September, 2019.

THE CENTER FOR DENTAL EXCELLENCE, L.L.C.,
an Illinois limited liability company


By: 
Charles J. Greenebaum, its Member

By: 
Cary N. Goldberg, its Member

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 Charles J. Greenebaum and Cary N. Goldberg, as Members of The Center For Dental Excellence, L.L.C., and 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 severally acknowledged that as such Members, they signed and delivered the said instrument pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 3 day of Sept., 2019.

commission expires: 6/18/22


NOTARY PUBLIC



This instrument was prepared by and after recording mail to:

Arnold S. Newman, Esq., 1 S. Wacker Dr., Suite 3140, Chicago, Illinois 60602

Send Subsequent Tax Bills to:

G3 Holdings, LLC
19615 Governors Highway
Flossmoor, Illinois 60622

Exempt under provisions of Paragraph E
Sec. 4 Real Estate Transfer Tax Act
Dated: 9/3, 2019

X


Seller, Buyer or Representative

REAL ESTATE TRANSFER TAX

17-Sep-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-11-403-016-0000

| 20190901692397 | 0-791-587-424

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EXHIBIT A
LEGAL DESCRIPTION

COOK COUNTY
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE (As required by §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020))

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

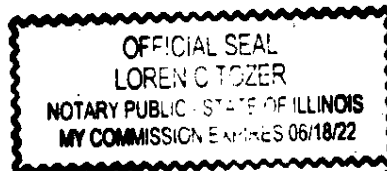
Dated: _____, 2019

Signature: _____

Grantor or Agent

Subscribed and sworn to before me, Loren C Tozer (name of notary) by the said Charles J. Greenbaum, (name of Grantor) on this date of Sept. 3, 2019.

Loren C Tozer
Notary Public



The Grantee or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

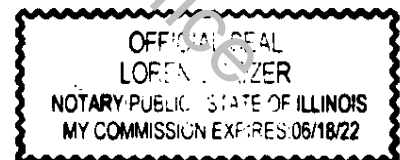
Dated: _____, 2019

Signature: _____

Grantee or Agent

Subscribed and sworn to before me, Loren C Tozer (name of notary) by the said Cary N. Goldberg (name of Grantor) on this date of Sept. 3, 2019.

Loren C Tozer
Notary Public



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))

Rev. on 10.17.2016