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Doc#. 2000346214 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/03/2020 11:45 AM Pg: 1 of 3

Dec ID 20191201671940
ST/CO Stamp 1-992-838-496 ST Tax \$130.00 CO Tax \$65.00
City Stamp 1-588-694-368 City Tax: \$1,435.94

WARRANTY DEED

Property of Cook County Office
605852-1136

THE GRANTOR, **HAWKEYE PROPERTIES, LLC**, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS and WARRANTS to EXBUD, LLC, an Illinois Limited Liability Company**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee; and any other matters which shall be insured over by the title insurer;


Permanent Real Estate Index Numbers

20-02-313-021-0000

Address of Real Estate

4543 S. Ellis Avenue, Chicago, IL 60653

Dated this 17 day of December, 2019.



REAL ESTATE TRANSFER TAX	30-Dec-2019
 CHICAGO:	975.00
CTA:	390.00
TOTAL:	1,365.00 *

20-02-313-021-0000 | 20191201671940 | 1-588-694-368

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

HAWKEYE PROPERTIES, LLC

By: James Clarke
James Clarke, Manager

REAL ESTATE TRANSFER TAX	30-Dec-2019
 COUNTY:	65.00
 ILLINOIS:	130.00
TOTAL:	195.00

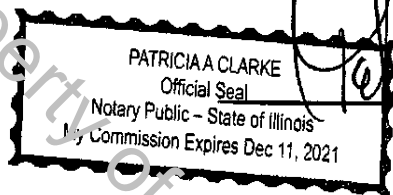
20-02-313-021-0000 | 20191201671940 | 1-992-838-496

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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 **JAMES CLARKE, Manager of HAWKEYE PROPERTIES, 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 they signed and delivered the said instrument as their free and voluntary act, and the free and voluntary act of the Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of Jan 2019.



[Handwritten Signature]
Notary Public

Send subsequent tax bills to:

Exbud, LLC
713 Greenwood Road
Glenview, IL 60025

After recording send to:

Law Offices of Christopher S. Koziol, P.C
6444 N. Milwaukee Ave
Chicago, IL 60631

This instrument was prepared by:

James R. Pittacora
Pittacora Law Group, LLC.
150 S. Wacker Drive, Ste. 1600
Chicago, IL 60606

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EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN SUBDIVISION OF THE WEST 187 FEET OF THE NORTH 95 FEET OF THE SOUTH 195 FEET LYING NORTH OF 46TH STREET IN BLOCK 6 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

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