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PREPARED BY:

Melinda Rubenstein, Esq.
55 Fifth Avenue, 15th Floor
New York, New York 10003

AFTER RECORDING RETURN TO:

Melinda Rubenstein, Esq.
55 Fifth Avenue, 15th Floor
New York, New York 10003

SEND FUTURE TAX BILLS TO:

Melinda Rubenstein, Esq.
55 Fifth Avenue, 15th Floor
New York, New York 10003

CCHL2109560LD NH 1 of 4



Doc# 2205919013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/28/2022 11:03 AM PG: 1 OF 8

GENERAL WARRANTY DEED

THIS DEED, dated February 23, 2022, is made by and between North Kimball JR TEI LLC, an Illinois limited liability company, as to an undivided 20% interest and North Kimball JR LLC, an Illinois limited liability company, as to an undivided 80% interest, each located at c/o Time Equities, Inc., 55 Fifth Avenue, New York, New York 10003 (collectively, the "Grantor"), and 4700 JR444 Equities LLC, an Illinois limited liability company, located at c/o Time Equities, Inc., 55 Fifth Avenue, New York, New York 10003 (the "Grantee").

WITNESS, that the Grantor, for and in consideration for the total sum of Ten and 00/100 (\$10.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs, and assigns forever, all the real property, together with any improvements thereon, located in Cook County and in the State of Illinois, more particularly described on Exhibit A attached hereto and made a part hereof.

ALSO, known by the street address of 4700-4718 North Kimball Avenue, Chicago, Illinois.

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

HEREBY releasing and waiving all rights under and by virtue of the laws of the State of Illinois.

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TO HAVE AND TO HOLD the said premises for the aforesaid tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, and benefit of the said GRANTEE, forever, in fee simple.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

[Signature Page Follows Next]

Property of Cook County Clerk's Office

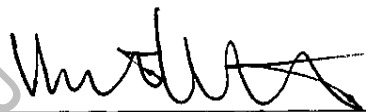
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Exempt under the provisions of Paragraph E section 4, Real Estate Transfer Tax Act.

Date: February 23, 2022

GRANTEE

4700 JR444 EQUITIES LLC

By: 
Name: Robert Kantor
Title: General Manager

State of New York

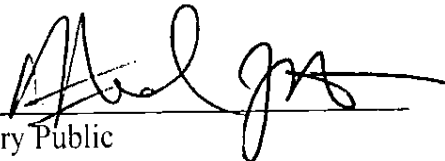
ss.

County of New York

On the 17th day of February, in the year 2022, before me, Alexandra J. Fink,
Notary Public, personally appeared Robert Kantor, who proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument and acknowledged
to me that she executed the same in her authorized capacity, and that by her signature on the
instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of
the State of New York that the foregoing paragraph is true
and correct.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public

ALEXANDRA J FINK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01F16349139
Qualified in New York County
My Commission Expires: 10/10/24

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IN WITNESS WHEREOF, the Grantor and Grantee have executed this deed on the date set forth above.

GRANTOR

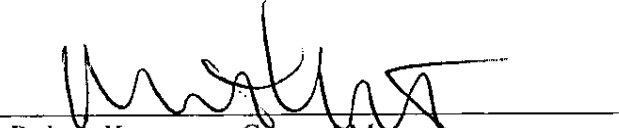
**NORTH KIMBALL JR LLC, AND
NORTH KIMBALL JR TEI LLC**



Robert Kantor, as General Manager of each of the above entities

GRANTEE

4700 JR444 EQUITIES LLC



Robert Kantor, as General Manager

State of New York

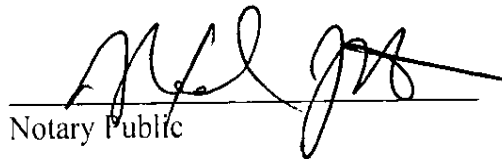
ss.

County of New York

On the 17th day of February, in the year 2022, before me, Alexandra J. Fink, Notary Public, personally appeared Robert Kantor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL


Notary Public

ALEXANDRA J FINK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01F16349139
Qualified in New York County
My Commission Expires: 10/11/24

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EXHIBIT A
To General Warranty Deed
PROPERTY DESCRIPTION

Lots 4 to 12, both inclusive, in James B. Carter's Subdivision of the East 1 Acre of Block 2 in Clark's Subdivision of the Northwest 1/4 of the Northeast 1/4 and Lot 26 in Block 66 of Northwest Land Association Subdivision all in Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBERS:

13-14-203-024-0000

13-14-203-025-0000

13-14-203-026-0000

13-14-203-027-0000

Commonly known as: 4700-4718 North Kimball Avenue, Chicago, Illinois 60625


Property of Cook County Clerk's Office

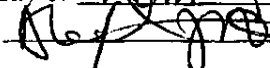
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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated February 17, 2022


Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Robert Kantor
This 17 day of February, 2022
Notary Public 

ALEXANDRA J FINK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FI6349139
Qualified in New York County
My Commission Expires: 10/11/24

The **grantee** or his agent affirms and verifies that the name of the ~~grantee~~ shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Date February 17, 2022

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Robert Kantor
This 17th day of February, 2022
Notary Public Alexandra J. Fink



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

ALEXANDRA J FINK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FI6349139
Qualified in New York County
My Commission Expires: 10/11/24

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REAL ESTATE TRANSFER TAX

25-Feb-2022



CHICAGO:

0.00

CTA:

0.00

TOTAL:

0.00*

13-14-203-024-0000 | 20220201625842 | 0-479-754-640

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

25-Feb-2022



CCOUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-14-203-024-0000

20220201625842 | 0-702-134-672