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This Document Prepared By:

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Doc# 2220325007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/22/2022 09:20 AM PG: 1 OF 3

After Recording, Mail to:

Ronald Kaplan, Attorney at Law
Ronald Kaplan, Ltd.
134 N. LaSalle St., Suite 1710
Chicago, IL 60602

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

The Grantor,

SPARTAN REAL ESTATE, LLC, an Illinois limited liability company,

Whose mailing address is 6334 North Ridgeway Ave., IL 60659;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and warrant to:

300 NORTH MENARD LLC, an Illinois limited liability company, GRANTEE,

Whose mailing address is 2506 N. Clark St., Suite 101, Chicago, IL 60614

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

Legal Description set forth on Exhibit "A" attached hereto.

Permanent Index Number: 16-08-402-028-0000

Property Address: 300 N. Menard, Chicago, Illinois 60644

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

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Dated: July 14, 2022

SPARTAN REAL ESTATE, LLC,
an Illinois limited liability company



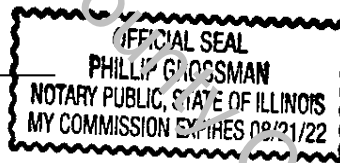
BERNARD MERCADO, Manager/Member

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me on July 14, 2022, by Bernard Mercado, Manager/Member of SPARTAN REAL ESTATE, LLC, an Illinois limited liability company.



NOTARY PUBLIC

My commission expires: _____





Send Tax bills To:

300 NORTH MENARD LLC
2506 N. Clark St., Suite 101
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		19-Jul-2022
	CHICAGO:	11,550.00
	CTA:	4,220.00
	TOTAL:	16,170.00

16-08-402-028-0000 | 20220701668493 | 2-119-994-448

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

REAL ESTATE TRANSFER TAX		19-Jul-2022
	COUNTY:	770.00
	ILLINOIS:	1,540.00
	TOTAL:	2,310.00

16-08-402-028-0000 | 20220701668493 | 1-041-124-432

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EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 18 AND 19 (EXCEPT THE WEST 103 FEET THEREOF) IN BLOCK 1 IN OGLEBAY'S SUBDIVISION OF LOTS 345 TO 347 TOGETHER WITH STREETS LYING BETWEEN SAID LOTS ALL IN BLOCK 15 IN AUSTIN'S SECOND ADDITION IN AUSTINVILLE IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office