

609/0

UNOFFICIAL COPY



Doc#: 1522219126 Fee: \$86.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2015 10:29 AM Pg: 1 of 5

This Instrument Prepared by:
Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Return to and mail tax
Statements To:
Triple M. Mazel Holdings LLC
1122 Avenue J
Brooklyn, NY 11230

File #: OSLAW-25473

OS NATIONAL, LLC
2170 SATELLITE BLVD.
SUITE 200
DULUTH, GA 30097

This space for recording information only

SPECIAL WARRANTY DEED

"Exempt under paragraph E" *2/2/15*

This SPECIAL WARRANTY DEED, executed this 29th day of July, 2015, by and between TRIPLE M MAZEL LLC, an Illinois Limited Liability Company, of 1122 Avenue J, Brooklyn, NY 11230, hereinafter called GRANTOR, grants to TRIPLE M MAZEL HOLDINGS LLC, an Illinois Limited Liability Company, whose address is 1122 Avenue J, Brooklyn, NY 11230, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property. CCRD REVIEWER *KY*

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein

UNOFFICIAL COPY

City of Chicago
Dept. of Finance
692475



Real Estate
Transfer
Stamp
\$0.00
Batch 10,319,285

8/6/2015 7:38
dr00193

City of Chicago
Dept. of Finance
692476



8/6/2015 7:38
dr00193

Real Estate
Transfer
Stamp
\$0.00
Batch 10,319,285

recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following: covenants, conditions and restrictions of record and building lines and easements, if any; and general real estate taxes not due and payable at the time of Closing.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

TRIPLE M MAZEL LLC
an Illinois Limited Liability Company

By: J. Kriger
JONAH KRIGER
Manager

JOHANNA HENRY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HE6210114
Qualified in Kings County
My Commission Expires August 10, 2017

STATE OF New York
COUNTY OF Kings

The foregoing instrument was hereby acknowledged before me this 29 day of July, 2015, by JONAH KRIGER, as Manager, For: TRIPLE M MAZEL LLC, an Illinois Limited Liability Company, who is personally known to me or who has produced Driver license as identification, and who signed this instrument willingly.

Johanna H
Notary Public
My commission expires 08/10/2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

City of Chicago
Dept. of Finance
692477



Real Estate
Transfer
Stamp
\$0.00
Batch 10,319,285

8/6/2015 7:38
dr00193

City of Chicago
Dept. of Finance
692478



8/6/2015 7:38
dr00193

Real Estate
Transfer
Stamp
\$0.00
Batch 10,319,285

City of Chicago
Dept. of Finance
692479



Real Estate
Transfer
Stamp
\$0.00
Batch 10,319,285

8/6/2015 7:38
dr00193

City of Chicago
Dept. of Finance
692480



8/6/2015 7:38
dr00193

Real Estate
Transfer
Stamp
\$0.00
Batch 10,319,285

City of Chicago
Dept. of Finance
692481



Real Estate
Transfer
Stamp
\$0.00
Batch 10,319,285

8/6/2015 7:38
dr00193

City of Chicago
Dept. of Finance
692482



8/6/2015 7:38
dr00193

Real Estate
Transfer
Stamp
\$0.00
Batch 10,319,285

UNOFFICIAL COPY**EXHIBIT "A"**

File #: OSLAW-25473

THE NORTH 5 FEET OF LOT 33 AND SOUTH 29 FEET 4 INCHES OF LOT 34 AS MEASURED ALONG THE EAST LINE OF SAID LOT 34 IN BLOCK 4 IN W.O. COLES SOUTH ENGLEWOOD PARK SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH ENGLEWOOD KNOWN ON ORIGINAL PLAT AS SISSON AND NEWMAN'S PRIVATE GROUNDS IN THE SOUTH WEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 20-33-312-038-0000

Commonly known as 8531 South Lowe Avenue, Chicago, IL 60620

File #: OSLAW-25454

LOT 20 (EXCEPT THE SOUTH 15 FEET THEREOF) AND LOT 31 (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK 21 IN EAST WASHINGTON HEIGHTS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 25-09-303-040-0000

Property Address: 6945 South Lowe Avenue, Chicago, IL 60628

File #: OSLAW-25471

THE NORTH 10 FEET OF LOT 28 AND LOT 29 (EXCEPT THE NORTH 5 FEET) IN BLOCK 8 IN BLISS AND CHANEY'S SUBDIVISION OF BLOCK 1 AND 8 IN TELFORD BURNHAM'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5 TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 25-05-111-015-0000

Property Address: 8849 South Bishop Street, Chicago, IL 60620

File #: OSLAW-25458

THE NORTH 28 FEET OF THE SOUTH 30 FEET OF LOT 5 (EXCEPT THAT PART TAKEN FOR ALLEY) IN BLOCK 11 IN E. L. BRAINERD'S SUBDIVISION OF TELFORD BURNHAM'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 25-05-117-035-0000

Property Address: 8922 South Laffin Street, Chicago, IL 60620

File #: OSLAW-25468

LOT 8 IN RAFFIN'S WEST PULLMAN PARK SUBDIVISION OF PART OF LOT 9 IN ANDREWS' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 28, NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1947 AS DOCUMENT NUMBER 14176159, IN COOK COUNTY ILLINOIS.

Parcel #: 25-28-410-035-0000

Property Address: 12451 South Lasalle Street, Chicago, IL 60628

File #: OSLAW-25452

LOT 101 IN HALEY AND SULLIVAN'S FIRST ADDITION TO LONGWOOD MANOR, BEING A SUBDIVISION OF PART OF BLOCK 2 IN HILLIARD AND DOBBINS 1ST ADDITION TO WASHINGTON HEIGHTS IN THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH PART OF ABANDONED RAILROAD RIGHT OF WAY IN COOK COUNTY, ILLINOIS.

Parcel #: 25-08-114-025-0000

Property Address: 1332 West 98th Place, Chicago, IL 60643

UNOFFICIAL COPY

File #: OSLAW-25461

LOT 29 IN BLOCK 10 IN ENGLEFIELD, BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-30-400-010-0000

Property Address: 7529 South Damen Avenue, Chicago, IL 60620

File #: OSLAW-25465

THE SOUTH 1/2 OF LOT 21 AND ALL OF LOT 22 IN BLOCK 44 IN WEST PULLMAN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 25-28-131-028-0000

Property Address: 12252 South Stewart Avenue, Chicago, IL 60628

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 assignment of beneficial interest in land trust is either a. natural person, and 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 July 29, 2015 Signature: _____

Subscribed and sworn to before Me by the said Janeke Kriger this 29 day of July, 2015.

JOHANNA HENRY, Agent
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HE6210114
Qualified in Kings County
My Commission Expires August 10, 2017

NOTARY PUBLIC _____

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 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.

Date July 29, 2015 Signature: _____

Subscribed and sworn to before Me by the said Janeke Kriger This 29 day of July, 2015.

Grantee or Agent
JOHANNA HENRY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01HE6210114
Qualified in Kings County
My Commission Expires August 10, 2017

NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)