

2085

UNOFFICIAL COPY

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

**Return to and mail tax
Statements To:**
CPP Multi-Family, LLC
433 W 119th Street
Chicago IL 60628

File #: OSLAW-31688



Doc#: 1621734127 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2016 02:38 PM Pg: 1 of 4

This space for recording information only

SPECIAL WARRANTY DEED

Tax Exempt under [E] Transfer price is less than \$100.00 Dollars.

By: _____

7/25/16
Date

This SPECIAL WARRANTY DEED, executed this 25 day of July, 2016, by and between CHICAGO PROPERTY PORTFOLIO, LLC, an Illinois limited liability company, of 6650 N. Northwest Hwy, Ste. 106, Chicago, IL 60631-1362, hereinafter called GRANTOR, grants to CPP MULTI-FAMILY, LLC, an Illinois limited liability company, whose address is 6650 N. Northwest Hwy, Ste. 106, Chicago, IL 60631-1362, 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 no /100 Dollars (\$10.00) 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, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. 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.

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

CCRD REVIEW

REAL ESTATE TRANSFER TAX		04-Aug-2016	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

21-30-307-017-0000 | 20160801641164 | 1-487-082-304

REAL ESTATE TRANSFER TAX		04-Aug-2016	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *

21-30-307-017-0000 | 20160801641164 | 1-896-485-696

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

UNOFFICIAL COPY

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

And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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


CHICAGO PROPERTY PORTFOLIO, LLC
An Illinois limited liability company

By: 
CHRIS AMATORE, Manager

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was hereby acknowledged before me this 25 day of July, 2016, by CHRIS AMATORE, Manager of CHICAGO PROPERTY PORTFOLIO, LLC An Illinois limited liability company, who is personally known to me or who has produced _____, as identification, and who signed this instrument willingly.




Notary Public
My commission expires: 08/26/19

No title search was performed on the subject property by the preparer. The preparer of this deed makes no 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.

UNOFFICIAL COPY

SCHEDULE A LEGAL DESCRIPTION

Address : 7628-7630 S PHILLIPS AVE, UNIT 1N, UNIT 2N, UNIT 3N, 7628-7630 S PHILLIPS AVE,
UNIT 1S, UNIT 2S, UNIT 3S, CHICAGO, COOK,IL 60649

Parcel Identification Number : 21-30-307-017-0000

Client Code : 31683

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF IL,
AND IS DESCRIBED AS FOLLOWS:THE SOUTH 25 FEET OF LOT 9 AND ALL OF LOT 10 IN BLOCK 5
IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF
SECTION 30 TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

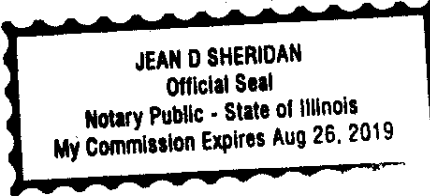
UNOFFICIAL COPY

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 7/25, 20 16

Signature: [Signature]
Grantor or Agent **CHRIS AMATORE, Manager for Chicago Property Portfolio, Inc. Me**



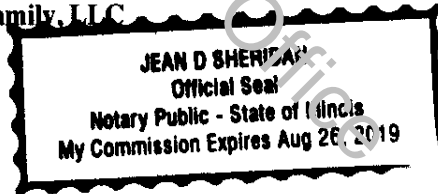
Subscribed and sworn to before Me by the said Grantor this 25 day of July, 20 16.

NOTARY PUBLIC Jean D Sheridan

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 7/25, 20 16

Signature: [Signature]
Grantee **CHRIS AMATORE, Manager for CPP Multi-Family, LLC**



Subscribed and sworn to before Me by the said Grantee This 25 day of July, 20 16.

NOTARY PUBLIC Jean D Sheridan

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.)