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# UNOFFICIAL COPY

**After Recording Return**  
Chicago Opportunity Properties  
LLC, a Delaware Limited  
Liability Company  
10805 S. Halsted Street  
Chicago, IL 60628

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

**Mail Tax Statements To:**  
Chicago Opportunity Properties  
LLC, a Delaware Limited  
Liability Company  
10805 S. Halsted Street  
Chicago, IL 60628

 *1727645009D*	
Doc#	1727645009 Fee \$58.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE:	\$2.00
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE:	10/03/2017 10:15 AM PG: 1 OF 6

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 12<sup>th</sup> day of September, 2017, by and between CHICAGO OPPORTUNITY PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, whose address is 10805 S. Halsted Street, Chicago, IL 60628, hereinafter called GRANTORS, grant to CHICAGO OPPORTUNITY HOMES LLC, A DELAWARE LIMITED LIABILITY COMPANY, whose address is 10805 S. Halsted Street, Chicago, IL 60628, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTORS" 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.

GRANTORS, for and in consideration of the sum of \$ 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"

Sellers 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. Sellers make 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.

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

CCRD REVIEW



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And the Grantors hereby covenant with said GRANTEE that the Grantors is lawfully seized of said land in fee simple; that the Grantors have 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, Grantors have hereunto set their hands and seals the day and year first written above.

CHICAGO OPPORTUNITY PROPERTIES, LLC, A  
DELAWARE LIMITED LIABILITY COMPANY

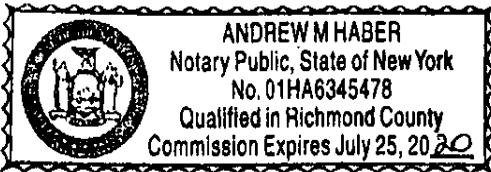
By: \_\_\_\_\_  
LEON STRASSMAN  
Its Member/Manager

*This instrument represents a transaction  
exempt  
under 35 ILCS 200/31-45(Paragraph E),  
of the IL Real Estate Transfer Tax Act*

\_\_\_\_\_  
Signature  
10/2/17  
Date Signed

STATE OF New York  
COUNTY OF Kings

The foregoing instrument was hereby acknowledged before me this 12<sup>th</sup> day of September, 2017, By: LEON STRASSMAN Its Member/Manager for CHICAGO OPPORTUNITY PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, who is personally known to me or who has produced Passport, as identification, and who signed this instrument willingly.



\_\_\_\_\_  
Notary Public  
My commission expires: 07/25/2020

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.

REAL ESTATE TRANSFER TAX		03-Oct-2017
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

25-06-207-059-0000 | 20171001632557 | 0-976-812-992

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

REAL ESTATE TRANSFER TAX		03-Oct-2017
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

25-06-207-059-0000 | 20171001632557 | 2-138-069-952

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## EXHIBIT "A"

ADDRESS: 8842 S WINCHESTER AVE, CHICAGO, COOK, IL 60620  
PARCEL IDENTIFICATION NUMBER: 25-06-207-059-0000  
CLIENT CODE: 44611

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 18 AND THE SOUTH 1/2 OF LOT 17 IN BLOCK 18 IN ENGLEWOOD HEIGHTS, BEING A RESUBDIVISION OF WRIGHT'S SUBDIVISION OF THE NORTH 1/2 OF THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE PITTSBURGH, CINCINNATI AND ST. LOUIS RAILROAD, IN COOK COUNTY, ILLINOIS.

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ADDRESS: 8959 S ELIZABETH ST, CHICAGO, COOK, IL 60620  
PARCEL IDENTIFICATION NUMBER: 25-05-123-018-0000  
CLIENT CODE: 44613

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 18 IN MARTIN J. HEALY'S FIRST ADDITION TO BRAINERD, BEING A SUBDIVISION OF BLOCK 9 (EXCEPT THE NORTH 100 FEET THEREOF) IN W. O. COLE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER (EXCEPT THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 5, TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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ADDRESS: 914 N LARAMIE AVE, CHICAGO, COOK, IL 60651  
PARCEL IDENTIFICATION NUMBER: 16-04-323-033-0000  
CLIENT CODE: 44615

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 20 1/2 FEET OF LOT 18 AND THE NORTH 8 1/2 FEET OF LOT 19 IN BLOCK 1 IN THE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*

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ADDRESS: 9227 S INDIANA AVE, CHICAGO, COOK, IL 60619  
PARCEL IDENTIFICATION NUMBER: 25-03-310-009-0000  
CLIENT CODE: 44616

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 83 IN RICHARD G. COLEMAN AND COMPANY'S RESUBDIVISION OF PART OF BLOCKS 3, 8 AND 10 IN FAIRMONT, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SOUTH OF THE RAILROAD OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

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ADDRESS: 955 N KEFLER AVE, CHICAGO, COOK, IL 60651  
PARCEL IDENTIFICATION NUMBER: 16-03-420-002-0000  
CLIENT CODE: 44617

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 39 IN BLOCK 2 IN FRED NAU AND COMPANY'S RESUBDIVISION OF BLOCKS 5 AND 6 IN TELFORD AND WATSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 3 AND 4 OF FOSTER SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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ADDRESS: 9914 S PAXTON AVE, CHICAGO, COOK, IL 60617  
PARCEL IDENTIFICATION NUMBER: 25-12-403-050-0000  
CLIENT CODE: 44618

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 4 (EXCEPT THE NORTH 8 FEET 8 INCHES THEREOF) AND LOT 5 (EXCEPT THE SOUTH 12 FEET 10 INCHES THEREOF) AND (EXCEPT THE EAST 7 FEET OF SAID LOTS) IN BLOCK 12 IN CALUMET TRUSTEES SUBDIVISION IN SECTION 12 BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN FRACTIONAL SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1925 AS DOCUMENT 9134762 IN COOK COUNTY, ILLINOIS.

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ADDRESS: 9926 S WALLACE ST, CHICAGO, COOK, IL 60628  
PARCEL IDENTIFICATION NUMBER: 25-09-303-029-0000  
CLIENT CODE: 44620

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 11 (EXCEPT THE NORTH 22 FEET THEREOF) LOT 12 AND THE NORTH 2 FEET OF LOT 13 IN BLOCK 21 IN 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.

Property of Cook County Clerk's Office

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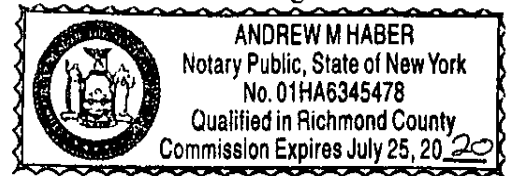
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 September 12, 2017 Signature:

Subscribed and sworn to before  
Me by the said Leon Strassman  
this 12<sup>th</sup> day of September,  
2017.

Grantor or Agent



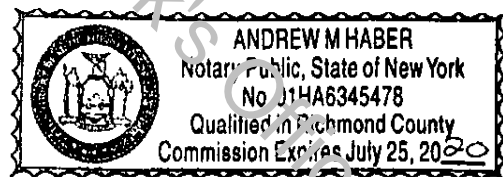
NOTARY PUBLIC [Signature]

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 September 12, 2017 Signature:

Subscribed and sworn to before  
Me by the said Leon Strassman  
This 12<sup>th</sup> day of September,  
2017.

Grantee or Agent



NOTARY PUBLIC [Signature]

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.)