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THIS INSTRUMENT
PREPARED BY:
Elisha M. Prero
PreroLaw, P.C.
8424 Skokie Blvd., Suite 200
Skokie, Illinois 60077

~~AFTER RECORDING~~
RETURN TO:
Jeffrey Zwick & Associates, P.C.
4309 13th Avenue
Brooklyn, NY 11219

Record and Return to:
Madison Title Agency, LLC
National Commercial Dept
1125 Ocean Avenue
Lakewood, NJ 08701
MTA 118900-09



Doc# 17347440889 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2017 03:10 PM PG: 1 OF 4

MAIL TAX BILLS TO:
C/O Brimar Asset Management
1 Stag Court
Suffern, NY 10901


SPECIAL WARRANTY DEED



THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of this 30th day of November, 2017, is given by **Mid-City Apartments, LLC**, an Illinois limited liability company having an office located at 5225 W. Madison Ave. Chicago IL 60644 ("Grantor") to **169 N LeClaire Ave Holdings LLC** a Delaware limited liability company having an office located at 1 Stag Court, Suffern, NY 10901 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said company, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns forever, the real estate situated in the County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to: general Real Estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of records; party wall rights and agreements, if any; existing leases or tenancies; acts done or suffered by or through the Buyer.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK - SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	13-Dec-2017
	
CHICAGO:	7,822.50
CTA:	3,129.00
TOTAL:	10,951.50 *

REAL ESTATE TRANSFER TAX	13-Dec-2017
 	
COUNTY:	521.50
ILLINOIS:	1,043.00
TOTAL:	1,564.50
16-09-415-001-0000 20171201666697 0-974-362-656	

16-09-415-001-0000 | 20171201666697 | 0-098-490-400

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

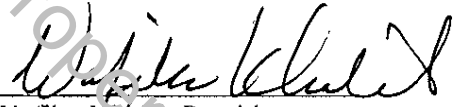
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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

Grantor:

MID-CITY APARTMENTS, LLC
an Illinois limited liability company

By: MID-CITY INVESTMENTS CORP.,
an Illinois corporation,
its managing member

By: 
Wafika Khan, President

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

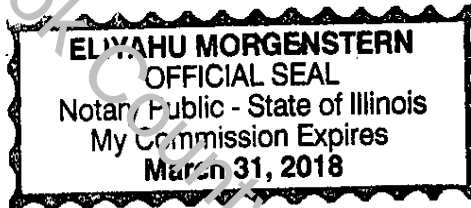
I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Wafika Khalil, personally known to me, the President of Mid-City Investments Corp, an Illinois corporation, the managing member of Mid-City Apartments LLC, an Illinois limited liability company, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and as the act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28 day of November 2017.

Elyahu Morgenstern
Notary Public

My Commission Expires:

March 31, 2018



Property of Cook County Clerk's Office

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Exhibit "A"

THE WEST 1/2 OF LOT 23 AND ALL OF LOT 24 IN BLOCK 5 IN DERBY'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 16-09-415-001-0000, of the City of Chicago, County of Cook.

Property commonly known as: 169 N. LeClaire Avenue Chicago, IL 60644

Property of Cook County Clerk's Office