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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

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

MTA 118900-02

	
1734844038D	
Doc#	1734844038 Fee \$42.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE:	12/14/2017 12:20 PM PG: 1 OF 3


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 **5644 W Washington Blvd Holdings LLC** a Delaware limited liability company having an office located at 1 Stag CT, 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		14-Dec-2017
	CHICAGO:	25,927.50
	CTA:	10,371.00
	TOTAL:	36,298.50 *

REAL ESTATE TRANSFER TAX		14-Dec-2017
		COUNTY: 1,728.50
		ILLINOIS: 3,457.00
		TOTAL: 5,185.50
16-08-416-031-0000		20171201666709 0-810-779-680

16-08-416-031-0000 | 20171201666709 | 0-083-636-256

* 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 Khalil*
Wafika Khalil, President

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

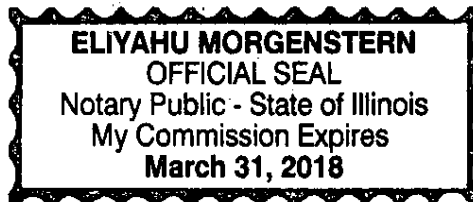
I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Wafika Khalil, personally known to me, the President of Mid-City Investments Corp, an Illinois corporation, the managing member of Mid-City Apartments LLC, an Illinois limited liability company, whose 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 24 day of November, 2017.

Eliyahu Morgenstern
Notary Public

My Commission Expires:

03-31-2018



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Exhibit "A" Legal Description

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Chicago, County of Cook, State of Illinois.

TRACT I:

LOT 3 AND THE EAST 1/2 OF LOT 4 AND THE EAST 3 FEET OF THE WEST 1/2 OF LOT 4 IN FRINK AND ULLMAN'S ADDITION TO AUSTIN, A SUBDIVISION OF LOTS 21 TO 26, INCLUSIVE, (EXCEPT THE WEST 7 FEET) AND LOTS 47 TO 52, INCLUSIVE, (EXCEPT THE EAST 7 FEET) IN BLOCK 2 (AND ALLEY) IN WALLER'S SUBDIVISION OF THE SOUTH 43 3/4 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 3/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT II:

LOTS 1 AND 2 IN FRINK AND ULLMANN'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF LOTS 21 TO 26 (EXCEPT THE WEST 7 FEET THEREOF) AND LOTS 47 TO 52 (EXCEPT THE EAST 7 FEET) ALSO THAT PART OF THE ALLEY LYING BETWEEN SAID LOTS ALL IN BLOCK 2 IN HENRY WALLER'S SUBDIVISION OF THE SOUTH 43 3/4 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT III:

THE SOUTH 1/2 OF LOT 44 AND ALL OF LOTS 45 AND 46 (EXCEPT THE EAST 7 FEET OF SAID LOTS CONVEYED TO THE TOWN OF CICERO FOR STREET) IN BLOCK 2 IN HENRY WALLER'S SUBDIVISION OF THE SOUTH 43 3/4 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT IV:

LOTS 42, 43 AND THE NORTH 1/2 OF LOT 44 (EXCEPT THE EAST 7 FEET OF SAID LOTS) IN BLOCK 2 IN HENRY WALLER'S SUBDIVISION OF THE SOUTH 43 3/4 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s) :16-08-416-031-0000, 16-08-416-032-0000, 16-08-416-025-0000, 16-08-416-026-0000

Commonly Known As: 5644-5656 West Washington Boulevard and 114 & 124 N. Parkside Avenue