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P 11

4003361 2/2/18
THIS INSTRUMENT PREPARED BY:

J. Ryan Potts
BROTSCHUL POTTS LLC
30 N LaSalle Street, Suite 1402
Chicago, Illinois 60602



18072190670

Doc# 1807219067 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 03/13/2018 02:28 PM PG: 1 OF 4

AFTER RECORDING THIS INSTRUMENT SHOULD BE RETURNED TO:


Adam R. Moreland
Chuhak & Tecson PC
30 S Wacker Drive, Suite 2600
Chicago, Illinois 60606



SPECIAL WARRANTY DEED

THIS INDENTURE, made as of February 20, 2018, from **EDC Indiana LLC, an Illinois limited liability company**, having a current address of 2835 N. Sheffield Avenue, Unit 312, Chicago, Illinois 60657 ("**Grantor**"), in favor of **BHF Chicago Housing Group C LLC, an Illinois limited liability company**, having a current address of 6931 Rings Road, #234, Amlin, Ohio 43002 ("**Grantee**"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property"). SUBJECT ONLY TO general real estate taxes not due and owing for 2017 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever. The Real Property does not constitute homestead property.

(remainder of page left intentionally blank)

REAL ESTATE TRANSFER TAX		13-Mar-2018
	CHICAGO:	0.00
	CTA:	1,827.00
	TOTAL:	1,827.00
17-34-308-024-0000 20180201600633 0-491-523-616		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		13-Mar-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-34-308-024-0000 20180201600633 2-102-136-352		

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written.

GRANTOR:

EDC Indiana LLC, an Illinois limited liability company

By: EDC Fund 2 LLC, an Illinois limited liability company,
its manager

By: Ernst Development LLC, an Illinois limited liability company,
its manager

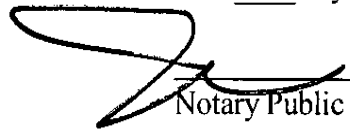
By: 
Nathan Ernst, Sole Member and Manager

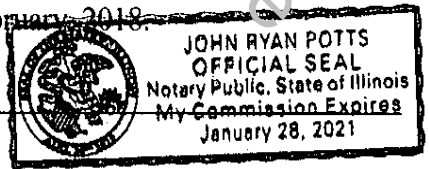
ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Nathan Ernst, as the Sole Member and Manager of Ernst Development LLC, an Illinois limited liability company, the Manager of EDC Fund 2 LLC, an Illinois limited liability company, the Manager of EDC Indiana LLC, an Illinois limited liability company,** personally known to me appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the voluntary act for the purposes set forth herein.


Given under my hand and notarial seal this 20 day of February, 2018.


Notary Public



My commission expires on _____, _____

Exempt under provisions of Paragraph _____ Section 4,
Real Estate Transfer Act

2/28/18
Date

Buyer, Seller or Representative

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EXHIBIT A
Legal Description

LOTS 3 AND 4 IN BLOCK 1 IN E. SMITH'S SUBDIVISION OF THE SOUTH 10 ACRES OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY CKA: 3652 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS

PIN: 17-34-308-024-0000; 17-34-308-025-0000

SEND PROPERTY TAX BILLS TO:

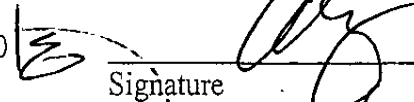
INTEGRUS REALTY GROUP
2539 W. PETERSON AVE.
CHICAGO, IL 60654

Cook County Clerk's Office

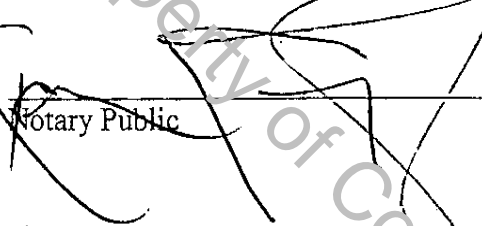
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 acquire 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.

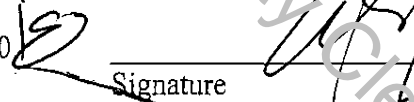
Dated: 2-20, 2013  Signature

Subscribed to and sworn before me this 17th day of Feb 2013

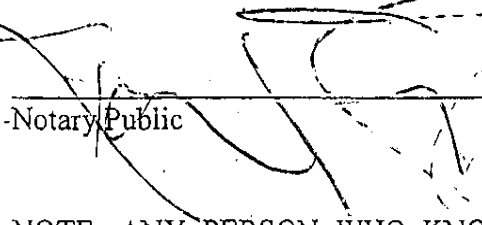

Notary Public



The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 acquire 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: 2-20, 2013  Signature

Subscribed to and sworn before me this 17th day of Feb 2013


Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION 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)