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WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114



Doc# 1808215166 Fee \$44.00

MAIL TAX STATEMENTS TO:
ARCPE 3, LLC
1900 Sunset Harbour Drive
The Annex Building, 2nd Floor
Miami Beach, FL 33139

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/23/2018 12:07 PM PG: 1 OF 4

This document prepared by:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 20-19-336-007-0000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 21st day of December, 2017, by and between **EMMANUEL J&N, INC., A CORPORATION**, a mailing address of 1900 THE EXCHANGE SE, SUITE 410, ATLANTA, GA 30339 hereinafter referred to as Grantor(s) and **ARCPE 3, LLC**, a mailing address of 1900 SUNSET HARBOUR DRIVE, THE ANNEX BUILDING, 2ND FLOOR, MIAMI BEACH, FL 33139, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 2043 WEST 70TH STREET, CHICAGO, IL 60636

Prior instrument reference: Document No. 1225022098, Recorded: 09/06/2012

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

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; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

REAL ESTATE TRANSFER TAX		23-Mar-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-19-336-007-0000 20180301625452 0-175-959-584		

REAL ESTATE TRANSFER TAX		23-Mar-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-19-336-007-0000 20180301625452 2-028-682-784		

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

CCRD REVIEW

1274024358

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 21st day of December, 2017.

EMMANUEL J&N, INC., A CORPORATION

BY: [Signature]
PRINT NAME: Cortland Plichta
TITLE: Secretary

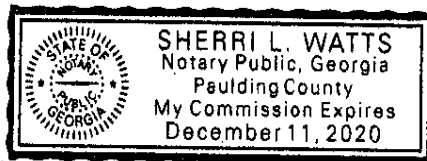
STATE OF Georgia
COUNTY OF Cobb

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Cortland Plichta as Secretary on behalf of EMMANUEL J&N, INC., A CORPORATION is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 21st day of December, 2017.

[Signature: Sherri L Watts]

Notary Public
My commission expires: 12-11-2020



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.

Office of Cook County Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

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

LOT 570 IN ALLERTON ENGLEWOOD ADDITION IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 20-19-336-007-0000

PROPERTY COMMONLY KNOWN AS: 2043 WEST 70TH STREET, CHICAGO, IL 60636

 ARCPE 3 LLC
53646869 IL
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED


Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, 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 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 December 21st, 2017

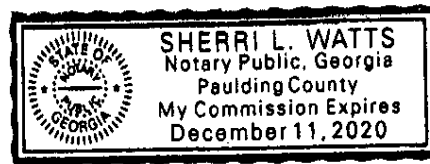
Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me

By the said Grantor, Cortland Plichta

This 21st day of December, 2017

[Signature]
Notary Public
My commission expires: 12-11-2020



The Grantee or her/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 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 December 29, 2017

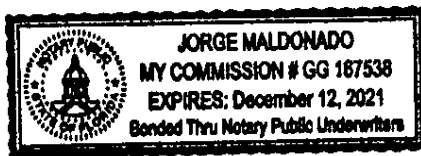
Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me

By the said [Signature]

This 29th day of December, 2017

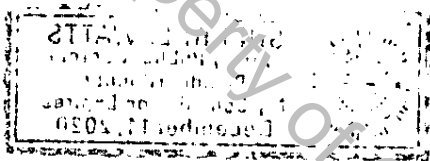
Jorge Maldonado
Notary Public
My commission expires: 12/12/2021



Note: Any person who knowingly submits a false statement concerning the identity of a 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.)

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