

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

**GRANTOR**, CHI 2 SF LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 45 Rockefeller Plaza, 31<sup>st</sup> Floor, New York, NY 10111, for and in consideration of ONE HUNDRED AND TWENTY-NINE THOUSAND, AND FIVE HUNDRED AND TWENTY DOLLARS (\$129,520.00), GRANTS, BARGAINS AND SELLS to **GRANTEE**, CERBERUS SFR HOLDINGS II, LP, a Delaware limited partnership (herein, "Grantee"), whose address is 1850 Parkway Place, 9th Floor, Marietta, GA 30067, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: see attached

Permanent Index Number: see attached

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

To have and to hold said premises forever.

Dated this 31 day of August, 2018.



\*18270160270\*

Doc# 1827016027 Fee \$42.00

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

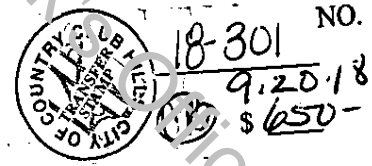
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/27/2018 10:43 AM PG: 1 OF 3

REAL ESTATE TRANSFER TAX		27-Sep-2018
COUNTY:		65.00
ILLINOIS:		130.00
TOTAL:		195.00

28-35-105-0000-0000 | 20180901683185 | 1-811-744-928



**When recorded return to:**

DANISH AMIN  
OS NATIONAL, LLC  
3097 SATELLITE BOULEVARD,  
BUILDING 700, 4TH FLOOR  
DULUTH, GA 30096  
#10.4FIRSTKEY

**Send subsequent tax bills to:**

CERBERUS SFR HOLDINGS II, LP  
1850 Parkway Place, 9th Floor  
Marietta, GA, 30067

**This instrument prepared by:**

LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

*R*

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## GRANTOR

CHI 2 SF LLC,  
a Delaware limited liability company

By: *Michael Cook*

Printed Name: Michael Cook

Title: Authorized Signatory

STATE OF Texas

COUNTY OF Dallas

This instrument was acknowledged before me on Aug 28<sup>th</sup>, 2018, by Michael Cook, as Authorized Signatory of CHI 2 SF LLC, a Delaware limited liability company.

[Affix Notary Seal]

Notary signature: *Kristina Ouimette*

Printed name: Kristina Ouimette

My commission expires: 08/21/2021



Property of Cook County Clerk's Office

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## EXHIBIT A

[Legal Description]

Address : 17641 WINSTON DRIVE, COUNTRY CLUB HILLS, COOK,IL 60478

Parcel Identification Number : 28-35-103-007-0000

Client Code : STCERB 25

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

LOT 49 IN WINSTON PARK UNIT #2 BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

\*\*\*  
This property is NOT the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*