# UNOFFICIAL COMMISSION OF THE PROPERTY OF THE P

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

AFTER RECORDING RETURN TO: Chicago Opportunity Properties 10805 S. Halsted Street Chicago, 12 50628

MAIL TAX BILLS TO: Chicago Opportunity Properties 10805 S. Halsted Street Chicago, IL 60628 Doc# 1831218068 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A.YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 11/08/2018 04:26 PM PG: 1 OF 5

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed this 17th day of April, 2018, by and between CHICAGO HOUSING GROUP 5 LLC, an Illinois limited liability company, whose address is 10805 S. Halsted Street, Chicago, IL 60628 ("Grantor") grants to CHICAGO OPPORTUNITY PROPERTIES, LLC, a Delaware limited liability company, whose address is 10805 S. Halsted Street, Chicago, IL 60628 ("Grantee").

Wherever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remiss, releases, conveys and confirms unto the Grantee, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" (the "Property").

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the Property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.



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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, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seals this <u>/7</u> day of \_\_\_\_\_\_\_, 2018.

CHICAGO HOUSING GROUP 5 LLC, an Illinois limited liability company

By: Leon Strassman.

It's Authorized Signatory

REAL ESTATE TRANSFER TAX		08-Nov-2018
	CHICAGO:	1,301.25
	CTA:	520.50
	TOTAL:	1,821.75 *
20-30-112-044-0000	20180901681371	0-380-568-224

<sup>\*</sup> Total does not include any applicable penalty or interest due

STATE OF ILLINOIS

) SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Leon Strassman, the authorized signatory of Chicago Housing Group 5 LLC, personally appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17 day of Livil, 2018.

Notary Public

My Commission Expires:

OFFICIAL SEAL ANITA B. DORDEK Notary Public - State of Illinois My Commission Expires 8/02/2020

REAL ESTATE TRANSFER TAX

08-Nov-2018
COUNTY: 86.75
ILLINOIS: 173.50
TOTAL: 260.25

20-30-112-044-000

20180901681371 | 1-881-096-864

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### **EXHIBIT "A"**

2124 W 72nd Street Chicago IL 60636	20-30-112-044-0000
8345 S Hamilton Avenue Chicago IL 60620	20-31-306-021-0000
1048 W 104th Pl Chicago IL 60643	25-17-209-026-0000
8848 S Wabash Ave Chicago IL 60619	25-03-106-041-0000
9242 S Essex Ave Chicago IL 60617	26-06-308-033-0000
9610 S Wallace Chicago IL 60628	25-09-111-027-0000
9540 S Perry Chicago IL 60628	25-09-205-029-0000

Total = 7 Properties

COOK COUNTY RECORDER OF DEEDS

> COOK COUNTY RECORDER OF DEEDS

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### **LEGAL DESCRIPTION**

Order No.: 1

18NW7135219SK

For APN/Parcel ID(s): 20-30-112-044-0000

PARCEL 80:

LOTS 36 AND 37 IN BLOCK 5 IN HERRON'S SUBDIVISION OF 50 ACRES IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 20-31-306-024-0000

#### PARCEL 81:

LOT 30 IN BLOCK 3 IN H.O. STONE AND COMPANY'S ROBEY STREET SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SEC YON 31, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE RIGHT OF WAY OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILF OAD IN COOK COUNTY, ILLINOIS.

#### For APN/Parcel ID(s): 25-17-209-026-0000

#### PARCEL 83:

THE EAST 27 FEET OF THE WEST 118 FEET OF THE SOUTH 1/2 OF BLOCK 1 IN PULLMAN GARDENS SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### For APN/Parcel ID(s): 25-03-106-041-0000

#### PARCEL 84:

LOT 84 IN GARDEN HOMES, BEING A SUBDIVISION OF THE NORTHWEST 14 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### For APN/Parcel ID(s): 26-06-308-033-0000

#### PARCEL 85:

LOT 18 AND THE SOUTH 5 FEET OF LOT 17 IN BLOCK 6 IN SOUTH CHICAGO HEIGHTS, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 25-09-111-027-0000

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#### **LEGAL DESCRIPTION**

(continued)

#### PARCEL 86:

LOT 5 IN BLOCK 8 IN EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 25-09-205-029-0000

#### PARCEL 87:

LOT 17 IN 3LOCK 3 IN GEORGE W. PARKIN'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COOK COUNTY
RECORDER OF DEEDS