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Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 11/16/2018 09:40 AM Pg: 1 of 3

PREPARED BY:

Keith A. Ross, Esq.
Levenfeld Pearlstein, LLC
2 N. LaSalle Street, Suite 1300
Chicago, Illinois 60602

Dec ID 20181101631036

ST/CO Stamp 0-464-282-272 ST Tax \$8,200.00 CO Tax \$4,100.00

WHEN RECORDED RETURN TO:

CH REALTY VIII-PACIFIC CURRENT MHC
CHICAGO VALLEY OAKS, L.L.C.
P.O. Box 11427
Santa Ana, CA 92711-1427

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

On this 15 day of November, 2018, **VALLEY OAKS OWNER LLC**, an Illinois limited liability company ("**Grantor**"), whose address is 6547 N. Avondale, Suite 301, Chicago, Illinois 60631, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, **CH REALTY VIII-PACIFIC CURRENT MHC CHICAGO VALLEY OAKS, L.L.C.**, a Delaware limited liability company ("**Grantee**"), whose address is P.O. Box 11427, Santa Ana, CA 92711-1427, FOREVER, all of the following described land situated in the County of Cook and State of Illinois, together with all permanent buildings, improvements, fixtures, facilities, installations and other improvements of every kind and description now or hereafter located on the Property and owned by Grantor, all easements, covenants, rights, privileges, tenements, entitlements, appurtenances and hereditaments appurtenant thereto, including without limitation, any right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way thereto, and any adjacent strips and gores (such land and interests are hereinafter collectively referred to as the "**Property**"), to wit:

Legal Description: See **Exhibit A** attached hereto and incorporated herein by reference

PIN and Common Address: See **Exhibit A** attached hereto and incorporated herein by reference

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to (a) general real estate taxes not yet due and payable; (b) matters or exceptions caused or created by Grantee; (c) easements, covenants, conditions, restrictions and other matters of record; (d) all unrecorded leases and tenancies; (e) all matters that are or would be shown on an accurate plat of survey of the Property; (f) all existing laws and other governmental requirements; and (g) all Exceptions from Coverage set forth in Schedule B of that certain Owner's Policy of Title Insurance issued by First American Title Insurance Company as Policy No. NCS-914276, dated effective on or around the date of recordation hereof.

[Signatures begin on next page]

NCS 914276

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first above written.

GRANTOR:

VALLEY OAKS OWNER LLC,
an Illinois limited liability company,


By: Valley Oaks Managing Member LLC,
an Illinois limited liability company,
its managing member

By: 
Name: Edward C. Zeman
Title: Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Erica Benitez, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edward C. Zeman, manager of Valley Oaks Managing Member LLC, an Illinois limited liability company, managing member of Valley Oaks Owner LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 13th day of November, 2018.


Notary Public

My Commission Expires: 03.19.19

(Seal)

Send future real estate tax bills to:
CH REALTY VIII-PACIFIC CURRENT MHC
CHICAGO VALLEY OAKS, L.L.C.
P.O. Box 11427
Santa Ana, CA 92711-1427



REAL ESTATE TRANSFER TAX		15-Nov-2018
COUNTY:		4,100.00
ILLINOIS:		8,200.00
TOTAL:		12,300.00
18-21-201-010-0000 20181101631036 0-464-282-272		

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EXHIBIT A

LEGAL DESCRIPTION

The land referred to is situated in the County of Cook, City of Hodgkins, State of Illinois, and is described as follows:

LOT 3 IN DANA AND KRISTA SABIA SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 20 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 50.00 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT, PER DEED RECORDED MARCH 14, 1962 AS DOCUMENT 18423606 OVER THE SOUTH 15 FEET OF LOT 1 IN DANA AND KRISTA SABIA SUBDIVISION AFORESAID.

COMMON ADDRESS: 6208 LAWN AVENUE, HODGKINS, ILLINOIS 60525-4141

PIN: 18-21-201-010-0000