## UNOFFICIAL COPY

This document was prepared by Anna Simpson Sterling Bay 1330 W. Fulton Street, Suite 800 Chicago, IL 60607

When recorded return to:
Alloy Property Company, LLC
c/o Hudson Americas, L.P.
2711 N. Haskeli Avenue, Suite 1800
Dallas, Texas 752ôd
Attn: Legal Departmen





Doc# 1833034075 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00 KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/26/2018 03:37 PM PG: 1 OF 6

(Above Space for Recorder's Use Only)

### SPECIAL WARRANTY DEED

The Grantor, ALLOY PROPERTY COMPANY 2, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, having its principal office at c/o Hudson Americas, L.P., 2711 N. Haskell Avenue, Suite 1800, Dallas, Texas 75204, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, BARGAIN, REMISE, RELEASE, ALIEN, AND CONVEY to ALLOY PROPERTY COMPANY, LLC, a Delaware limited liability company, having us principal office at c/o Hudson Americas, L.P., 2711 N. Haskell Avenue, Suite 1800, Dallas, Texas 75204, Attn: Legal Department, (the "Grantee") the real property more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof through or under Grantor but otherwise subject however to the Permitted Exceptions.

[Signature page follows.]

Exempt under provisions of Paragraph E Section 35 ILCS 200/31-45, Exempt under provisions of Paragraph E Section 3-33-060 Chicago Real Property Transfer Tax Code

Date

er Seller or Representative



## **UNOFFICIAL COPY**

Dated this 2018 day of November, 2018.

<b>ALLOY PROPERTY COMPANY 2, LLC</b>	٠,
a Delaware limited liability company	
a Delaware limited liability company	
$\sim$ 13 $^{\prime}$	

Name: Laura P. Sims
Title: Vice President

STATE OF (SALES)

COUNTY OF (SALES)

I, TAKE DAHLEN, a Notary Public, in and for the State aforesaid, do hereby certify, that LAIRA P. SIMS, as VP of Alloy Property Company 2, LLC, a Delaware limited liability company who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member appeared before me this day in person and acknowledged he signed and delivered said instrument as his own free and voluntary act and sat the free and voluntary act and deed of said limited liability company, for the uses and purposes herein set forth, including the release and wriver of the right of homestead.

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

Notary Public

My Commission Expires:

8-7-2021

SEND FUTURE TAX BILLS TO: Alloy Property Company, LLC c/o Hudson Americas, L.P. 2711 N. Haskell Avenue, Suite 1800 Dallas, Texas 75204

Attn: Legal Department

•		
1	LRY PUR	TANYA JAPILEN
•		Notary ID #12/511802
4	12/10/21	My Commission Expires
1	VICOF TEN	August 2, 2021
)		<del></del>

RE	AL ESTATE	TRANSFER	TAX	21-Nov-2018
_		Carra I	COUNTY:	0.00
			ILLINOIS:	0.00
			TOTAL:	0.00
_	14-32-302	-010-0000	L 20181101625549	1-380-086-432

REAL ESTATE TRA	21-Nov-2018	
	CHICAGO:	0.00
	CTA;	0.00
	TOTAL:	0.00 •
14-32-302-010-000	00   20181101625549	0-574-780-064

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

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#### **EXHIBIT A TO SPECIAL WARRANTY DEED**

THE SOUTH 5 FEET OF LOT 7 AND LOTS 8, 9 AND 10 IN THE SUBDIVISION OF LOT 1 OF BLOCK 17 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Commonly known as: 1837 N. ELSTON AVENUE, CHICAGO, ILLINOIS 60642

Tax Parcel number: 14-32-302-010-0000

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#### **EXHIBIT B TO SPECIAL WARRANTY DEED**

### **Permitted Exceptions**

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 2018, A LIEN NOT YET DUE AND PAYABLE.

COOK RECORDER

COOK COUNTY
RECORDER OF DEEDS

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### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of 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 and hold title to real estate under the laws of the State of Illinois.

Dated	, 20		
ALLOY PROPERTY C a Delaware limited liability			
By Name: Laura F. Sm s, Vi	ce President		
Signature:	20 Trestdent	(Grantor or Agent)	
Subscribed and sworn to b	perore me by the		
said	<u> </u>		
this 15 day of N		ary Public)	TANYA DAHLEN Notary ID #129511802 My Commission Expires August 2, 2021
	, (NOL	ary rubile)	
assignment of beneficial	t affirms and verifies that interest in a land trust is	either a natural person,	an Illinois corporation or
partnership authorized to	orized to do business or a do business or acquire and	I hold title to real estate	in Illinois, or other entity
recognized as a person at laws of the State of Illino	nd authorized to do busines is.	s or acquire and hold tit	tle to real estate under the
Dated	, 20	1	2
ALLOY PROPERTY Con a Delaware limited liability			the to real estate under the
By: Name: Laura P. Sims	•		CO
Subscribed and sworn to b	pefore me by the		
said			
this <b>15</b> day of <b>1</b>	November, 201	8	TANYA DAHLEN Notary ID #129511802 My Commission Expires
ansa Tah	Yan (Note	arv Public)	August 2, 2021
	<del>/ - · · · · · · · · · · · · · · · · · · </del>	• /	

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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.]

Property of Cook County Clerk's Office