

# UNOFFICIAL COPY

This document was prepared by  
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Chicago, IL 60607

When recorded return to:  
Alloy Property Company, LLC  
c/o Hudson Americas, L.P.  
2711 N. Haskell Avenue, Suite 1800  
Dallas, Texas 75204  
Attn: Legal Department

#008986460 TMS  
# OF 5



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

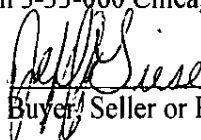
The Grantor, ALLOY PROPERTY COMPANY 2, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, having its principal office at c/o Hudson Americas, L.P., 2711 N. Haskell Avenue, Suite 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 its 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

11/20/18  
Date

  
Buyer, Seller or Representative

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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 COUNTY  
RECORDER OF DEEDS

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\_\_

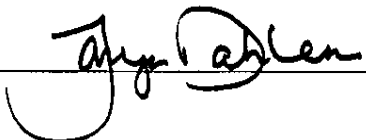
**ALLOY PROPERTY COMPANY 2, LLC,**  
a Delaware limited liability company

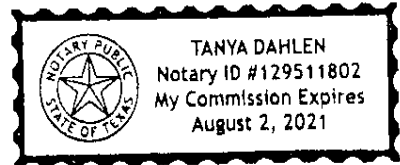
By:   
Name: Laura P. Sims, Vice President  
Signature: \_\_\_\_\_ (Grantor or Agent)

Subscribed and sworn to before me by the

said \_\_\_\_\_

this 15 day of November, 2018.


 (Notary Public)



The grantee or 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 and hold title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 20\_\_

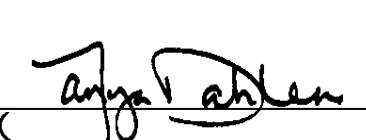
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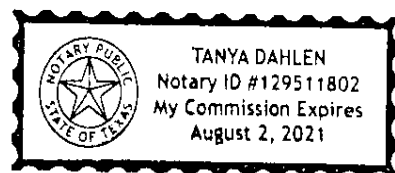
By:   
Name: Laura P. Sims  
Signature: \_\_\_\_\_ (Grantee or Agent)

Subscribed and sworn to before me by the

said \_\_\_\_\_

this 15 day of November, 2018.

 (Notary Public)



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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