

UNOFFICIAL COPY



1900334002D

Doc# 1900334002 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2019 09:14 AM PG: 1 OF 2

Mail Deed + Tax Bill

Pre Holdings 5 LLC

549 W. Randolph St

2nd Floor

Chicago, IL 60661

4300-611

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that TBI, URBAN HOLDINGS, LLC, an Illinois limited liability company, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged do hereby GRANT, CONVEY and SELL to PRE Holdings 5 LLC, an Illinois limited liability company, of 549 W. Randolph Street, 2nd Floor, Chicago, IL 60661, GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

LOTS 47 AND 48 IN BLOCK 14 IN WALTER S. HAINES' SUBDIVISION OF BLOCKS 2 AND 14 IN CIRCUIT COURT COMMISSIONER'S PARTITION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2837-45 E, 80th ST./800 S. Muskegon Avenue, Chicago, IL 60617

Property Index Number: 21-31-209-001-0000 and 21-31-209-002-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2018 2nd Installment and subsequent years;
- (b) building violation, building violations suits,

And said Grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

FIRST AMERICAN TITLE

FILE # 2951723

384

UNOFFICIAL COPY

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said TBI, URBAN HOLDINGS, LLC, an Illinois limited liability company, has caused this Special Warranty Deed to be signed by a Manager on its behalf, this 28 day of December, 2018.

TBI, URBAN HOLDINGS, LLC, an Illinois limited liability company

By: [Signature]
Manager Jonah Hess

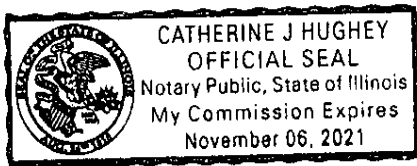
THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
29 East Madison Suite 950
Chicago, Illinois 60602

STATE OF ILLINOIS
COUNTY OF COOK

I, Catherine Hughey, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Jonah Hess, personally known to me to be a Manager of TBI, URBAN HOLDINGS, LLC, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, (s)he signed and delivered the said instrument, pursuant to authority given by the Members of said limited liability company as his/her free and voluntary act and as his/her free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26th day of December, 2018.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX	31-Dec-2018
CHICAGO:	1,500.00
CTA:	600.00
TOTAL:	2,100.00 *

21-31-209-001-0000 | 20181201663692 | 0-846-534-304

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

REAL ESTATE TRANSFER TAX	31-Dec-2018
COUNTY:	100.00
ILLINOIS:	200.00
TOTAL:	300.00

21-31-209-001-0000 | 20181201663692 | 1-920-276-128