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Doc# 1903218100 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2019 04:31 PM PG: 1 OF 4

### Deed Prepared By:

Caleb Jewell  
Applegate & Thorne-Thomsen, P.C.  
425 S. Financial Place, Suite 1900  
Chicago, Illinois 60605

### After Recording Return to:

JBL Preservation Associates Limited  
Partnership  
c/o Preservation of Affordable Housing  
40 Court Street, Suite 700  
Boston, MA 02108

212836

REAL ESTATE TRANSFER TAX	01-Feb-2019
CHICAGO:	6,750.00
CTA:	0.00
<b>TOTAL:</b>	<b>6,750.00 *</b>



20-14-408-026-0000 | 20190201691241 | 1-445-147-040

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

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made and executed as of this 31st day of January, 2019 by **POAH JBL, LLC-2**, an Illinois Series limited liability company ("Grantor"), whose mailing address is 40 Court Street, Suite 700, Boston, MA 02108, to **JBL PRESERVATION ASSOCIATES LIMITED PARTNERSHIP**, an Illinois limited partnership ("Grantee"), whose mailing address is 40 Court Street, Suite 700, Boston, MA 02108.

### WITNESSETH:

THAT Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Cook County, Illinois ("Property") which is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except for matters as they appear on Exhibit B attached hereto and by this reference made a part hereof, provided that this reference shall not serve to reimpose same.

REAL ESTATE TRANSFER TAX	01-Feb-2019
COUNTY:	450.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>450.00</b>



20-14-408-026-0000 | 20190201691241 | 1-431-849-376

Y  
4  
N  
Y  
485

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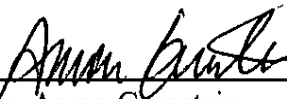
## Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

GRANTOR:

POAH JBL, LLC-2,  
an Illinois Series limited liability company

By: Preservation of Affordable Housing, Inc.,  
an Illinois not-for-profit corporation,  
a Member

By:   
Name: Aaron Gornstein  
Title: President and CEO

Commonwealth of Massachusetts )

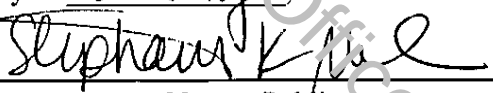
) ss.

County of Suffolk )

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Aaron Gornstein, personally known to me to be the President and Chief Executive Officer of Preservation of Affordable Housing, Inc., as a member of POAH JBL, LLC-2, 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 he signed and delivered the said instrument as his free and voluntary act and deed and as the free and voluntary act and deed of Preservation of Affordable Housing, Inc., as a member of POAH JBL, LLC-2, for the uses and purposes therein set forth.

Given under my hand and official seal this 8<sup>th</sup> day of January, 2019.

Commission expires 6/19/2020

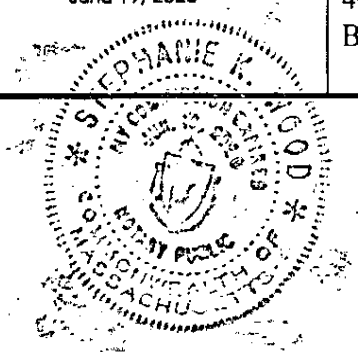
  
Notary Public



**STEPHANIE KAY WOOD**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 19, 2020

### SEND SUBSEQUENT TAX BILLS TO:

JBL Associates Limited Partnership  
c/o Preservation of Affordable Housing  
40 Court Street, Suite 700  
Boston, MA 02108



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## EXHIBIT A

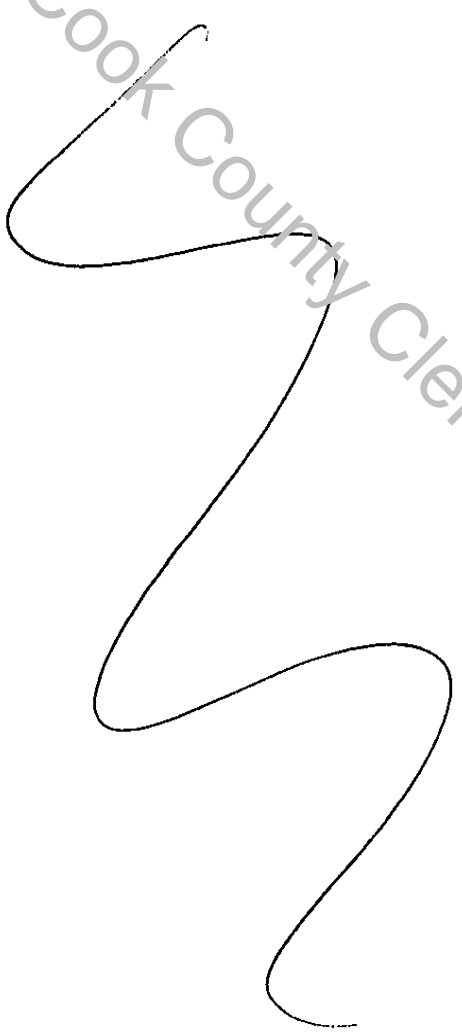
### Legal Description

THE SOUTH HALF OF LOT 9 AND ALL OF LOT 10 IN BLOCK 2 IN KEITH'S SUBDIVISION OF BLOCKS 1 AND 2 OF KEITH'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

PERMANENT REAL ESTATE INDEX NUMBERS: 20-14-408-026-0000 (SOUTH HALF OF LOT 9); and 20-14-408-027-0000 (LOT 10); ✓

COMMON ADDRESSES: 6144-46 SOUTH KENWOOD AVENUE, CHICAGO, IL 60627 ✓

Property of Cook County Clerk's Office

A large, stylized handwritten signature in black ink, consisting of several loops and curves, is written across the lower half of the page.

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## EXHIBIT B

### Permitted Encumbrances

1. Covenants, conditions and restrictions of record.
2. Taxes not yet due and payable.

Property of Cook County Clerk's Office

