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THIS INSTRUMENT *2/25*
PREPARED BY AND AFTER
RECORDING RETURN TO:
Eliyahu Morgenstern
PreroLaw, P.C.
8424 Skokie Blvd., Suite 200
Skokie, Illinois 60077

Doc#: 1904249146 Fee: \$58.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/11/2019 09:25 AM Pg: 1 of 6

Dec ID 20190101690593
ST/CO Stamp 1-923-418-528
City Stamp 0-198-906-272

MAIL TAX BILLS TO:
CO Homes II LLC
6310 N Lincoln Ave.
Suite 23
Chicago IL 60659

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed this 24th day of December, by and between, Chicago Opportunity Properties LLC, a Delaware limited liability company ("Grantor") and CO Homes II LLC, a Delaware limited liability company ("Grantee").

Wherever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remiss, releases, conveys and confirms unto the Grantee, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" (the "Property").

Property Address: **725 E 92nd St, Chicago, IL 60619**
PIN: **25-03-411-010-0000**

Property Address: **6507 S Campbell Ave, Chicago, IL 60629**
PIN: **19-24-222-003-0000**

Property Address: **1637 E 74th Pl, Chicago, IL 60649**
PIN: **20-25-132-015-0000**

Property Address: **8416 S Morgan St, Chicago, IL 60620**
PIN: **20-32-411-026-0000**

Property Address: **9031 S Racine Ave, Chicago, IL 60620**
PIN: **25-05-226-011-0000**

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Property Address: **9112 S May St, Chicago, IL 60620**
PIN: **25-05-400-024-0000**

Property Address: **6106 S Ingleside Ave, Unit 1, Chicago, IL 60637**
PIN: **20-14-308-039-1009**

Property Address: **12030 S Perry Ave, Chicago, IL 60628**
PIN: **25-28-213-027-0000**

Property Address: **1635 E 74th Pl, Chicago, IL 60649**
PIN: **20-25-132-014-0000**

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the Property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

Exempt under provisions of Paragraph (E) Section 4, Real Estate Transfer Tax Act.

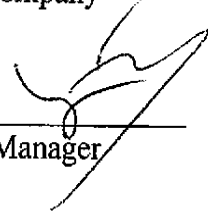
[signature on following page]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

CHICAGO OPPORTUNITY PROPERTIES LLC
a Delaware limited liability company


BY: 

Leon Strassman, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Leon Strassman, personally known to me to be Manager of Chicago Opportunity Properties LLC, a Delaware limited liability company, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of December, 2018.



Notary Public



Property of Cook County Clerk's Office

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Exhibit A

Parcel 19 Property Address: **725 E 92nd St, Chicago, IL 60619**
PIN: **25-03-411-010-0000**

LOT 10 IN BLOCK 56 IN S. E. GROSS 3RD ADDITION TO DAUPHIN PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 21 Property Address: **6507 S Campbell Ave, Chicago, IL 60629**
PIN: **19-24-222-003-0000**

LOT 33 IN BLOCK 2 IN COBE AND MCKINNON'S 67TH STREET AND WESTERN AVENUE SUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 22 Property Address: **1637 E 74th Pl, Chicago, IL 60649**
PIN: **20-25-142-015-0000**

LOT 7 IN PIERCE'S THIRD ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF BLOCK 15 IN CONRAD SEIPP'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 24 Property Address: **8416 S Morgan St, Chicago, IL 60620**
PIN: **20-32-411-026-0000**

LOT 7 IN BLOCK 1 IN RICHMOND'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS.

Parcel 27 Property Address: **9031 S Racine Ave, Chicago, IL 60620**
PIN: **25-05-226-011-0000**

LOT 36 IN BLOCK 5 IN COLE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Parcel 28 Property Address: **9112 S May St, Chicago, IL 60620**
PIN: **25-05-400-024-0000**

LOT 4 IN ROBERT VOLK'S SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THAT PART WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 30 Property Address: **6106 S Ingleside Ave, Unit 1, Chicago, IL 60637**
PIN: **20-14-308-039-1009**

UNIT 6106-1 IN THE DAKOTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
THE EAST 170.8 FEET OF THE NORTH 50 FEET OF BLOCK 5 IN BUSBY'S SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 ALSO THE NORTH 50 FEET OF LOT 20 IN SNOW AND DICKINSON'S SUBDIVISION OF BLOCKS 4, 5 AND 6 (EXCEPT THE NORTH 50 FEET THEREOF) IN BUSBY'S SUBDIVISION IN THE SOUTH 1/2 OF SOUTHWEST 1/4 (EXCEPT THE 2 1/2 ACRES) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96741568; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Parcel 31 Property Address: **12030 S Perry Ave, Chicago, IL 60628**
PIN: **25-28-213-027-0000**

LOT 10 IN PERRY HIGHLANDS, A SUBDIVISION OF THE EAST HALF OF THE EAST HALF AND THE EAST 8 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 32 Property Address: **1635 E 74th Pl, Chicago, IL 60649**
PIN: **20-25-132-014-0000**

LOT 8 IN PEARCE'S THIRD ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF BLOCK 15 IN CONRAD SEIPP'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

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

Date: 1/14/19

Signature: *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR/AGENT THIS ___ DAY OF January, 2019.



NOTARY PUBLIC: *[Handwritten Signature]*

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.

Date: 1/17/19

Signature: *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE/AGENT THIS 1st DAY OF January, 2019.



NOTARY PUBLIC: *[Handwritten Signature]*

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 a Class A misdemeanor for subsequent offenses.