

# UNOFFICIAL COPY

18NW 713 521986  
THIS INSTRUMENT 9/25  
PREPARED BY AND AFTER  
RECORDING RETURN TO:  
Eliyahu Morgenstern  
PreroLaw, P.C.  
8424 Skokie Blvd., Suite 200  
Skokie, Illinois 60077

Doc#: 1904249148 Fee: \$58.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/11/2019 09:25 AM Pg: 1 of 6

Dec ID 20190101690591  
ST/CO Stamp 0-862-751-136  
City Stamp 1-866-008-992

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 24<sup>th</sup> 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: **2124 W 72nd Street, Chicago, IL 60636**  
PIN: **20-30-105-025-0000**

Property Address: **9227 S Parnell Ave, Chicago, IL 60620**  
PIN: **25-04-313-056-0000**

Property Address: **9610 S Wallace St, Chicago, IL 60628**  
PIN: **25-09-111-027-0000**

Property Address: **3216 W Walnut St, Chicago, IL 60624**  
PIN: **16-11-408-087-0000**

Property Address: **6737 S Oakley Ave, Chicago, IL 60636**  
PIN: **20-19-302-018-0000**

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Property Address: **8749 S Sangamon St, Chicago, IL 60620**  
PIN: **25-05-205-018-0000**

Property Address: **8927 S Union Ave, Chicago, IL 60620**  
PIN: **25-04-118-010-0000**

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 24<sup>th</sup> day of December, 2018.

  
Notary Public



Property of Cook County Clerk's Office

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## Exhibit A

Parcel 80      Property Address: **2124 W 72nd Street, Chicago, IL 60636**  
PIN:                      **20-30-105-025-0000**

LOT 37 IN BLOCK 4 IN HERRON'S SUBDIVISION OF 50 ACRES IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 82      Property Address: **9227 S Parnell Ave, Chicago, IL 60620**  
PIN:                      **25-04-313-056-0000**

LOT 10 (EXCEPT THE NORTH 22.27 FEET THEREOF) ALL OF LOT 11 AND THE NORTH 7.09 FEET OF LOT 12 IN BLOCK 12 IN BROUSE'S SUBDIVISION OF THE NORTH 40 ACRES OF SOUTH 95 ACRES OF WEST 110 ACRES OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 86      Property Address: **9610 S Wallace St, Chicago, IL 60628**  
PIN:                      **25-09-111-027-0000**

LOT 5 IN BLOCK 8 IN EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 109     Property Address: **3216 W Walnut St, Chicago, IL 60624**  
PIN:                      **16-11-408-087-0000**

LOT 1 AND THE EAST 9 FEET OF LOT 2 IN BASKIN'S SUBDIVISION OF THE EAST 148 FEET OF THE WEST 245 FEET OF THE SOUTH 125 FEET OF LOT 7 IN TYRELL, BERRETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Parcel 110 Property Address: **6737 S Oakley Ave, Chicago, IL 60636**  
PIN: **20-19-302-018-0000**

LOT 213 IN ENGLEWOOD ON THE HILL FOURTH ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 113 Property Address: **8749 S Sangamon St, Chicago, IL 60620**  
PIN: **25-05-205-018-0000**

LOT 26 IN WILLIAM J. WIGHTMAN'S SUBDIVISION OF THE SOUTH 441 FEET OF BLOCK 23 IN W. O. COLE'S SUBDIVISION OF THE NORTH 90.37 ACRES OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

Parcel 114 Property Address: **8927 S Union Ave, Chicago, IL 60620**  
PIN: **25-04-118-010-0000**

LOT 35 IN BLOCK 22 IN Sisson and Newman's South Englewood Subdivision in the Northwest 1/4 of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.


Clerk's Office

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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:   
Grantor or Agent


SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR/AGENT THIS 14 DAY OF January, 2019.



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.

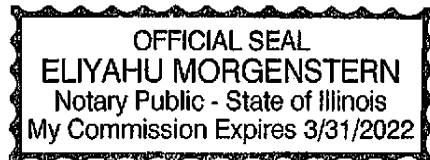
Date: 1/14/19

Signature:   
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE/AGENT THIS 14 DAY OF January, 2019.

Notary's Office

NOTARY PUBLIC: 



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.