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18NW713521986

THIS INSTRUMENT 10/25
PREPARED BY AND AFTER
RECORDING RETURN TO:
Eliyahu Morgenstern
PreroLaw, P.C.
8424 Skokie Blvd., Suite 200
Skokie, Illinois 60077

Doc#: 1904249149 Fee: \$60.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/11/2019 09:25 AM Pg: 1 of 7

Dec ID 20190101690590
ST/CO Stamp 0-567-413-152
City Stamp 1-623-411-104

MAIL TAX BILLS TO:
CO Homes II LLC
10805 S. Halsted
Chicago, IL 60628

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: 9728 South Normal Ave, Chicago, IL 60628
PIN: 25-09-121-033-0000 and 25-09-121-074-0000

Property Address: 10135 South Racine Ave, Chicago, IL 60643
PIN: 25-08-416-014-0000 and 25-08-416-036-0000

Property Address: 10239 S Parnell Ave, Chicago, IL 60628
PIN: 25-09-329-009-0000

Property Address: 12908 South Wallace St, Chicago, IL 60628
PIN: 25-33-113-051-0000

Property Address: 7834 S Sawyer Ave, Chicago, IL 60652
PIN: 19-26-420-027-0000

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Property Address: **12210 S Peoria St, Chicago, IL 60643**
PIN: **25-29-216-027-0000**

Property Address: **5832 S Rockwell St, Chicago, IL 60629**
PIN: **19-13-223-022-0000**

Property Address: **8247 S Loomis Blvd, Chicago, IL 60620**
PIN: **20-32-128-015-0000**

Property Address: **8432 S Manistee Ave, Chicago, IL 60617**
PIN: **21-31-314-030-0000**

Property Address: **954 W Vermont Ave, Chicago, IL 60643**
PIN: **25-32-202-077-0000**

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

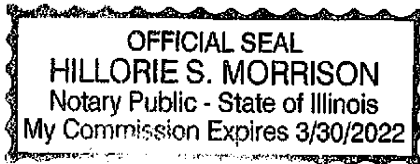
BY: 
Leon Strassman, Manager

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 25 day of December, 2018.


Notary Public



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Exhibit A

Parcel 9 Property Address: **9728 South Normal Ave, Chicago, IL 60628**
PIN: **25-09-121-033-0000 and 25-09-121-074-0000**

LOTS 17, 18, AND 19 (EXCEPT THE SOUTH 2 FEET OF LOT 19) IN BLOCK 10 IN MARY I. SEDGWICH AND OTHERS SUBDIVISION OF BLOCKS 5, 6, 7, 10, 11, AND 15 IN O'DELL'S ADDITION TO EUCLID PARK, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 10 Property Address: **10135 South Racine Ave, Chicago, IL 60643**
PIN: **25-08-416-014-0000 and 25-08-416-036-0000**

LOT 16 (EXCEPT THE SOUTH 1 1/2 FEET THEREOF) AND ALL OF LOT 15 IN TRUESDELL AND BROWN'S SUBDIVISION OF BLOCK 12 IN HITT'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED ON MARCH 6, 1873 AS DOCUMENT 87790 IN BOOK 4 OF PLATS, PAGE 15, IN COOK COUNTY, ILLINOIS.

Parcel 14 Property Address: **10239 S Parnell Ave, Chicago, IL 60628**
PIN: **25-09-329-009-0000**

THE NORTH 1/2 OF LOT 32 AND ALL OF LOT 33 IN BLOCK 46 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 15 Property Address: **12908 South Wallace St, Chicago, IL 60628**
PIN: **25-33-113-051-0000**

LOT 14 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOT 15 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 12 IN NEW ROSELAND, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 33 NORTH OF THE INDIAN BOUNDARY LINE AND PART OF FRACTIONAL SECTIONS 28 AND 33, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Parcel 16 Property Address: **7834 S Sawyer Ave, Chicago, IL 60652**
PIN: **19-26-420-027-0000**

LOT 14 IN BLOCK 2 IN MILLER'S 79TH STREET AND KEDZIE AVENUE MANOR, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel 17 Property Address: **12210 S Peoria St, Chicago, IL 60643**
PIN: **25-29-216-027-0000**

LOT 5 IN BLOCK 14 IN THE RESUBDIVISION OF BLOCKS 9 TO 16, BOTH INCLUSIVE, (EXCEPT THE EAST 141 FEET OF BLOCKS 9 AND 16) IN THE FIRST ADDITION TO WEST PULLMAN, IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 20 Property Address: **5832 S Rockwell St, Chicago, IL 60629**
PIN: **13-13-223-022-0000**

THE NORTH 33 FEET OF THE SOUTH 66 FEET OF THE EAST 1/2 OF LOT 18 IN CHICAGO TITLE AND TRUST COMPANY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 25 Property Address: **8247 S Loomis Blvd, Chicago, IL 60620**
PIN: **20-32-128-015-0000**

LOT 22, IN BLOCK 26 IN FOURTH ADDITION TO AUBURN HIGHLANDS, BEING HARTS SUBDIVISION OF BLOCKS 13, 14, AND 15 AND 16, ALL IN CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Parcel 26 Property Address: **8432 S Manistee Ave, Chicago, IL 60617**
PIN: **21-31-314-030-0000**

THE SOUTH 16 FEET 8 INCHES OF LOT 14 AND THE NORTH 16 FEET 8 INCHES OF LOT 15 IN BLOCK 47 IN HILL'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 29 Property Address: **954 W Vermont Ave, Chicago, IL 60643**
PIN: **25-32-202-077-0000**

LOT 25 (EXCEPT THE EAST 16 2/3 FEET) AND LOT 26 IN BLOCK 2 IN PON AND CO'S RIVERSIDE SUBDIVISION BEING A SUBDIVISION OF THAT PART LYING NORTH OF LITTLE CALUMET RIVER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 25 ACRES THEREOF) OF SECTION 32 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY OF COOK COUNTY 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: 1/17/2019

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: 1/14/2019

Signature: 
Grantee or Agent

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



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.