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18NW713571986

THIS INSTRUMENT ^{12/25}
PREPARED BY AND AFTER
RECORDING RETURN TO:
Eliyahu Morgenstern
PreroLaw, P.C.
8424 Skokie Blvd., Suite 200
Skokie, Illinois 60077

Doc#: 1904249151 Fee: \$60.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/11/2019 09:25 AM Pg: 1 of 7

Dec ID 20190101690587
ST/CO Stamp 0-598-821-280
City Stamp 1-533-839-776

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: **11334 S Emerald Ave, Chicago, IL 60628**
PIN: **25-21-116-011-0000**

Property Address: **12430 S Egelston Ave, Chicago, IL 60628**
PIN: **25-28-314-040-0000**

Property Address: **7417 S Vernon Ave, Chicago, IL 60619**
PIN: **20-27-225-006-0000**

Property Address: **12917 S Emerald Ave, Chicago, IL 60628**
PIN: **25-33-111-017-0000**

Property Address: **7630 S Bishop St, Chicago, IL 60620**
PIN: **20-29-305-025-0000**

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Property Address: **10044 S Emerald Ave, Chicago, IL 60628**
PIN: **25-09-308-036-0000**

Property Address: **6938 S Prairie Ave, Chicago, IL 60637**
PIN: **20-22-317-017-0000**

Property Address: **10507 S Eberhart Ave, Chicago, IL 60628**
PIN: **25-15-216-003-0000**

Property Address: **7800 S Wood St, Chicago, IL 60620**
PIN: **20-30-431-016-0000**

Property Address: **12244 S Ada St, Chicago, IL 60643**
PIN: **25-29-115-011-0000**

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.

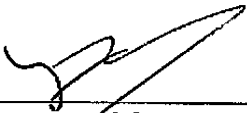
[signature on following page]

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

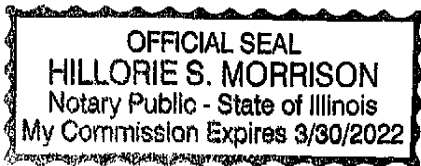
BY: 
Leon Strassman, Manager

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 14th day of December, 2018.


Notary Public



Property of Chicago Opportunity Properties LLC
County Clerk's Office

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Exhibit A

Parcel 53 Property Address: **11334 S Emerald Ave, Chicago, IL 60628**
PIN: **25-21-116-011-0000**

LOT 38 IN SHELDON HEIGHTS 7TH ADDITION, BEING A RESUBDIVISION OF PARTS OF 5TH ADDITION TO SHELDON HEIGHTS AND SHELDON HEIGHTS 6TH ADDITION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 54 Property Address: **12430 S Egelston Ave, Chicago, IL 60628**
PIN: **25-28-314-040-0000**

THE NORTH 5 FEET OF LOT 29 AND ALL OF LOT 30 IN BLOCK 2 IN HURD AND ANDREW'S SUBDIVISION OF LOTS 5 AND 6 OF ANDREW'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4, NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 28 TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET OF SAID LOT 5, FORMERLY DEDICATED FOR PART OF 124TH STREET), IN COOK COUNTY, ILLINOIS.

Parcel 55 Property Address: **7417 S Vernon Ave, Chicago, IL 60619**
PIN: **20-27-225-006-0000**

LOT 6 IN WAKEFORD SEVENTH ADDITION, BEING FRANK T. CRAWFORD'S SUBDIVISION OF LOTS 2, 3, 8 AND 9 IN BLOCK 3 OF WILLIAM FLEMING'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 56 Property Address: **12917 S Emerald Ave, Chicago, IL 60628**
PIN: **25-33-111-017-0000**

LOT 25 IN BLOCK 14 IN NEW ROSELUND, BEING A SUBDIVISION OF THE PART OF FRACTIONAL SECTION 33, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 28 AND SECTION 33 SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Parcel 57 Property Address: **7630 S Bishop St, Chicago, IL 60620**
PIN: **20-29-305-025-0000**

LOT 20 IN BARNES' RESUBDIVISION OF THE SOUTH 1/2 OF BLOCK 21 IN JONES' SUBDIVISION OF THE WEST 1/2 (EXCEPT CERTAIN TRACTS CONVEYED) OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 58 Property Address: **10044 S Emerald Ave, Chicago, IL 60628**
PIN: **25-09-308-036-0000**

THE SOUTH 17.00 FEET OF LOT 18 AND LOT 19 (EXCEPT THE SOUTH 13.00 FEET THEREOF) IN BLOCK 25 IN EAST WASHINGTON HEIGHTS, 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 59 Property Address: **6338 S Prairie Ave, Chicago, IL 60637**
PIN: **20-22-317-017-0000**

LOT 3 IN BLOCK C SONNENSCHNEIN AND SOLOLMANS PARK MANOR SUB OF BLOCKS 5, 7, AND 12 IN L.P. FREER'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel 60 Property Address: **10507 S Eberhart Ave, Chicago, IL 60628**
PIN: **25-15-216-003-0000**

LOT 2304 IN FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NUMBER 5, BEING A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 61 Property Address: **7800 S Wood St, Chicago, IL 60620**
PIN: **20-30-431-016-0000**

LOT 1 IN A.B. DEWEY'S SUBDIVISION OF THE NORTH 475 FEET OF BLOCK 60 IN THE DEWEY AND VANCE SUBDIVISION IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Parcel 62 Property Address: **12244 S Ada St, Chicago, IL 60643**
PIN: **25-29-115-011-0000**

LOT 18 IN VICTORY HEIGHTS, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 330 FEET, OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 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 14 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: 1/14/19

Signature: *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE/AGENT THIS 14 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.