

# UNOFFICIAL COPY

18NW 71352198L

THIS INSTRUMENT 1/29/25  
PREPARED BY AND AFTER  
RECORDING RETURN TO:  
Eliyahu Morgenstern  
PreroLaw, P.C.  
8424 Skokie Blvd., Suite 200  
Skokie, Illinois 60077

Doc#: 1904249154 Fee: \$58.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/11/2019 09:25 AM Pg: 1 of 6

Dec ID 20190101690583  
ST/CO Stamp 1-706-226-080  
City Stamp 0-632-484-256

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 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: **620 E 88th Place, Chicago, IL 60619**  
PIN: **25-03-210-048-0000**

Property Address: **1220 W 109th Pl, Chicago, IL 60643**  
PIN: **25-17-320-034-0000**

Property Address: **8832 S Wood St, Chicago, IL 60620**  
PIN: **25-06-209-029-0000**

Property Address: **12864 S Lowe Ave, Chicago, IL 60628**  
PIN: **25-33-112-051-0000**

Property Address: **7645 S Champlain Ave, Chicago, IL 60619**  
PIN: **20-27-413-016-0000**

Property Address: **10135 S Van Vliissingen Rd, Chicago, IL 60617**  
PIN: **25-12-414-020-0000**

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Property Address: **9237 S Merrill Ave, Chicago, IL 60617**  
PIN: **25-01-411-012-0000**

Property Address: **9302 S Rhodes Ave, Chicago, IL 60619**  
PIN: **25-03-419-022-0000**

Property Address: **12850 S Green St, Chicago, IL 60643**  
PIN: **25-32-212-055-0000**

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.**

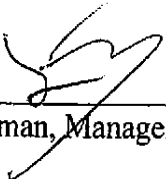
[signature on following page]

County of Cook 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 27<sup>th</sup> day of December, 2018.

  
Notary Public



Property of Cook County Clerk's Office

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## Exhibit A

Parcel 91 Property Address: **620 E 88th Place, Chicago, IL 60619**  
PIN: **25-03-210-048-0000**

LOT 40 AND THE WEST 10 FEET OF LOT 39 IN S.E. GROSS' SUBDIVISION OF BLOCK 16 IN DAUPHIN PARK ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 92 Property Address: **1220 W 109th Pl, Chicago, IL 60643**  
PIN: **25-17-320-034-0000**

LOT 40 IN MILLERS SUBDIVISION OF BLOCK 9 IN STREETS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 93 Property Address: **8832 S Wood St, Chicago, IL 60620**  
PIN: **25-06-209-029-0000**

LOT 14 IN BLOCK 9 IN ENGLEWOOD HEIGHTS, BEING A RESUBDIVISION OF WRIGHTS SUBDIVISION OF THE NORTH 1/2 OF THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE PITTSBURG, CINCINNATI AND ST. LOUIS RAILROAD, IN COOK COUNTY, ILLINOIS.

Parcel 95 Property Address: **12864 S Lowe Ave, Chicago, IL 60628**  
PIN: **25-33-112-051-0000**

LOT 10 (EXCEPT THE NORTH 26 FEET THEREOF), LOT 11 AND THE NORTH 4 FEET OF LOT 12 IN BLOCK 13 IN NEW ROSELAND, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 33 NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 28 AND 33, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1927 AS DOCUMENT NUMBER 9813257 IN COOK COUNTY, ILLINOIS.

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Parcel 96 Property Address: **7645 S Champlain Ave, Chicago, IL 60619**  
PIN: **20-27-413-016-0000**

LOT 16 IN WAKEFORD FOURTEENTH ADDITION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY, ILLINOIS.

Parcel 97 Property Address: **10135 S Van Vlissingen Rd, Chicago, IL 60617**  
PIN: **25-12-414-020-0000**

THE SOUTHERLY 50 FEET OF THE NORTHERLY 62 FEET OF LOT 11 IN BLOCK 32 IN CALUMET TRUST SUBDIVISION IN FRACTIONAL SECTION 12 BOTH NORTH AND SOUTH OF INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND FRACTIONAL SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 99 Property Address: **9237 S Merrill Ave, Chicago, IL 60617**  
PIN: **25-01-411-012-0000**

LOT 31 (EXCEPT THE SOUTH 16 AND 1/3 FEET THEREOF) AND ALL OF LOT 32 IN BLOCK 12 IN S.E. GROSS CALUMET HEIGHTS ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 100 Property Address: **9302 S Rhodes Ave, Chicago, IL 60619**  
PIN: **25-03-419-022-0000**

LOT 2 IN BLOCK 2 IN VERNON PARK SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD RIGHT OF WAY AND STREETS) IN SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 108 Property Address: **12850 S Green St, Chicago, IL 60643**  
PIN: **25-32-212-055-0000**

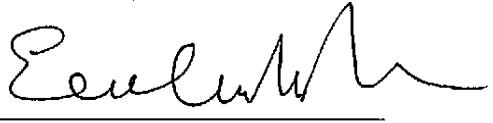
LOT 1 AND THE NORTH 20 FEET OF LOT 2 IN BLOCK "F" IN NEW ROSELAND SUBDIVISION NO. 2, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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: 1/14/2019

Signature:   
Grantor or Agent


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



NOTARY PUBLIC: 

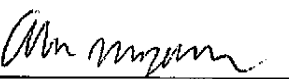
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.