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Doc#: 1910055202 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/10/2019 09:43 AM Pg: 1 of 4

After Recording Return to:
Attorney Naheel Rantisi
2342 N. Damen
Chicago, IL 60647

Dec ID 20190401637507
ST/CO Stamp 2-083-257-760 ST Tax \$27.00 CO Tax \$13.50

Send Subsequent Tax Bills to:
ANMAR, Inc.
375 E. 167th Street
Harvey, IL 60426

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is being made as of April 4, 2019 by CSMA SPK Holdings II - LSE, LLC having an address of 1850 Parkway Place, Suite 900, Marietta, GA 30067 (the "Grantor"), and ANMAR, Inc., having an address of 375 E. 167th Street, Harvey, IL 60426 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all hereditaments and appurtenances thereto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in Fee Simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and no other, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

REAL ESTATE TRANSFER TAX

04-Apr-2019



COUNTY:	13.50
ILLINOIS:	27.00
TOTAL:	40.50

29-30-103-016-0000

| 20190401637507 | 2-083-257-760

FIDELITY NATIONAL TITLE

CH19005157

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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

CSMA SER Holdings II - LSE, LLC

[Signature]

Name: Leigh Monteth

Title: Authorized Signatory

STATE OF GEORGIA)
COUNTY OF COBB) SS

I, the undersigned, a Notary Public, in, and for the County and State aforesaid, DO HEREBY CERTIFY, that Leigh Monteth, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Commission expires:

July 29 2020



This instrument prepared by:

TigerLaw
Nat Piggee
220 N. Green St., Suite 3013
Chicago, IL 60607

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EXHIBIT A

LEGAL DESCRIPTION

LOT 16 IN BLOCK 5 IN HAZEL CREST PARK, A SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 29-30-103-016-0000

COMMONLY KNOWN AS: 16751 S. CRANE AVENUE, HAZEL CREST, IL 60429

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED ENCUMBRANCES

- (1) General taxes and assessments for the year 2018 and subsequent years which are not yet due or payable.
- (2) General exceptions 2 and 3 as shown on Schedule B Part II of the title commitment issued by Fidelity National Title Insurance Company as Order Number CH19005157.
- (3) Covenants and restrictions as shown on Schedule B Part II of the title commitment issued by Fidelity National Title Insurance Company as Order Number CH19005157.
- (4) Building lines as shown on Schedule B Part II of the title commitment issued by Fidelity National Title Insurance Company as Order Number CH19005157.