### **UNOFFICIAL COPY**

Doc#. 1910055202 Fee: \$54.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 04/10/2019 09:43 AM Pg: 1 of 4

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

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

Send Subsequent Tax Bills to: ANMAR, Inc. 375 E. 107th Street Harvey, IL 50426

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 SFK 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. 167<sup>th</sup> 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 rand 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:

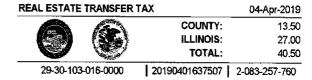
#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all hereditaments and appurtenances thereinto 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 appunctuances, 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.





1910055202 Page: 2 of 4

Ounty Clark's Office

## **UNOFFICIAL COPY**

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

Name: Loigh Montach

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 Leady Montach, 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 End.

Commission expires:

This instrument prepared by:

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

1910055202 Page: 3 of 4

# **UNOFFICIAL COPY**

#### **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

NAS: 1

OF COOK COUNTY CLOPE'S OFFICE COMMONLY KNOWN AS: 16751 S. CRANE AVENUE, HAZEL CREST, IL 60429

1910055202 Page: 4 of 4

# **UNOFFICIAL COPY**

#### **EXHIBIT B**

#### PERMITTED ENCUMBRANCES

- (I) 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 at shown on Schedule B Part II of the title commitment issued by Fidelity National Title Insurance Company as Order Number CH19005157.

