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RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/20/2019 01:19 PM PG: 1 OF 5

Space Provided Above For Recorder's Use Only

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of September 19, 2019 between **LB-UBS 2007-C1 IL 2 PROPERTIES, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, in favor of **HITESH PANDYA and AKHIL PATEL**, as tenants in common (collectively, "**Grantee**"), whose address is 5238 Cascade Drive, Powell, Ohio 43065:

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvement thereon erected, situate, lying and being in the County of Cook, State of Illinois, and more particularly described on the attached **Exhibit A** (the "**Property**").

Subject however, to:

- (a) Real property taxes and assessments for the year 2019 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

FIDELITY NATIONAL TITLE FCHI1900552LI
2 of 2

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Permanent Real Estate Index Numbers: 26-08-303-021-0000, Vol. 299
 26-08-303-022-0000, Vol. 299
 26-08-303-023-0000, Vol. 299



Address of the Property: 10200 South Ewing Avenue
 Chicago, Illinois


TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

REAL ESTATE TRANSFER TAX		20-Sep-2019
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50
26-08-303-021-0000 20190901691232 0-410-720-864		

REAL ESTATE TRANSFER TAX		20-Sep-2019
	CHICAGO:	1,687.50
	CTA:	675.00
	TOTAL:	2,362.50 *
26-08-303-021-0000 20190901691232 1-620-503-136		

* Total does not include any applicable penalty or interest due.

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This Instrument Prepared By:

Mateo Arias, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, Suite 2300
Miami, Florida 33131

Send Subsequent Tax Statements to:

Hitesh Pandya and Akhil Patel
5238 Cascade Drive
Powell, Ohio 43065

Property of Cook County
**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2 and 3 in Subdivision of Lot 1 of Block 7 of Ironworker's Addition to South Chicago, of the South ½ of Fractional Section 8, Township 37 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers: 26-08-303-021-0000, Vol. 299
26-08-303-022-0000, Vol. 299
26-08-303-023-0000, Vol. 299

Commonly known as: 10200 S. Ewing Avenue, Chicago, Illinois 60617.