

# UNOFFICIAL COPY

Doc#. 1930546224 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/01/2019 11:02 AM Pg: 1 of 3

Dec ID 20190901687457  
ST/CO Stamp 0-584-769-888 ST Tax \$120.00 CO Tax \$60.00  
City Stamp 1-069-261-152 City Tax: \$1,260.00

Recording Cover Page  
Fidelity National Title  
Special Warranty Deed  
OC19023523

Property of Cook County Clerk's Office

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## Special Warranty Deed

ILLINOIS

*Above Space for Recorder's Use Only*

THIS AGREEMENT between CFAI Special Assets LLC, a Delaware Limited Liability Company and duly authorized to transact business in the State of Delaware, whose mailing address is 101 W. Worthington Ave., Suite 210, Charlotte, NC 28203, party of the first part, and Beverly A. Price, whose address is 4940 S. East End Ave., Chicago, IL 60615, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Members(s) of said limited liability company, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**Legal Description:**

UNIT 4D, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING PARCELS OF REAL ESTATE, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE CORRESPONDING 5000 EAST END CONDOMINIUM ASSOCIATION, PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS DATED DECEMBER 2, 2010 AND RECORDED ON DECEMBER 15 2010 AS DOCUMENT 1034929068 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME. PARCEL 1: THE EAST 107 FEET OF THE NORTH 140 FEET OF BLOCK 5 IN CHICAGO BEACH ADDITION BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTION 11 AND SECTION 12 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS. PARCEL 2: THE WEST 107 FEET OF THE SOUTH 125 FEET OF BLOCK 6 IN CHICAGO BEACH ADDITION BEING A SUBDIVISION OF LOT A IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTION 11 AND SECTION 12 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. PARCEL 3: THE EAST 107 FEET OF THE SOUTH 125 FEET OF BLOCK 6 IN CHICAGO BEACH ADDITION BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL COMPANY'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTION 11 AND SECTION 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-12-102-008-1012



Property Address(es): 5000 S. East End Avenue #4D, Chicago, IL 60615

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described in legal description herein, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.


And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any; Building lines and easements of record, if any; Building and Zoning violations, if any, and any other matters of record

**FIDELITY NATIONAL TITLE** CC 1023573  
112

REAL ESTATE TRANSFER TAX		31-Oct-2019
	COUNTY:	60.00
	ILLINOIS:	120.00
	TOTAL:	180.00

20-12-102-008-1012 | 20190901687457 | 0-584-769-888

REAL ESTATE TRANSFER TAX		31-Oct-2019
	CHICAGO:	900.00
	CTA:	360.00
	TOTAL:	1,260.00 *

20-12-102-008-1012 | 20190901687457 | 1-069-261-152  
\* Total does not include any applicable penalty or interest due.

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*DL*  
~~2~~

The date of this deed of conveyance is September ~~2~~, 2019.

IN WITNESS WHEREOF, the party of the first part has caused its name to be signed to by its Authorized Signer, on the date stated herein.

CFAI Special Assets LLC, a Delaware Limited Liability Company

By: *Derric M. Land*, as its Authorized Signer

State of *NC*

County of *Mecklenburg*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me, *Derric M. Land*, as Authorized Signer for CFAI Special Assets LLC, a Delaware Limited Liability Company, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Authorized Signer, they signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

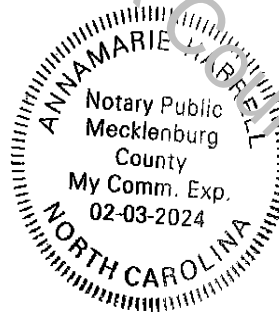
(Impress Seal Here)

Given under my hand and official seal this 09/ *12* /19.

(My Commission Expires *02/03/24*)

*Annamarie Hamill*

Notary Public



This instrument was prepared by:  
Brian Hanlon, attorney  
Hanlon LLC law office  
490 Pennsylvania Ave.  
Glen Ellyn, IL 60137

Send subsequent tax bills to:

*Beverly A Price  
5000 S East End Ave  
#4D  
Chicago, IL 60615*

Recorded - mail recorded document to:

*SSeme*  
Office