

UNOFFICIAL COPY

Doc#: 1934408165 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/10/2019 12:48 PM Pg: 1 of 4

Dec ID 20191101652546
ST/CO Stamp 0-408-869-216 ST Tax \$55.00 CO Tax \$27.50

After Recording Return to:

Lynda P. Waddington
111 Burlington Avenue, Suite 110
Lisle, IL 60532

*Kinza Khan
1250 S. Michigan Ave. #2601
Chicago, IL 60605*

Send Subsequent Tax Bills to:

Kinza Khan
1250 S. Michigan Avenue, #2601
Chicago, IL 60532

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is being made as of November 25, 2019 by CSMA SFR Holdings II - LSE, LLC having an address of 1850 Parkway Place, Suite 900, Marietta, GA 30067 (the "Grantor"), and Kinza Khan, having an address of 1250 S. Michigan Avenue, #2601, Chicago, IL 60532 (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 thereunto 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.

FIDELITY NATIONAL TITLE

12/10/2019 12:48 PM
1071

UNOFFICIAL COPY

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

CSMA SFR Holdings II - LSE, LLC

[Signature]

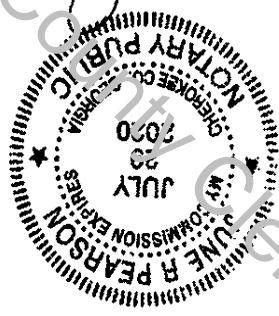
Name: Leigh Monteith
Authorized
Individual
Title: Authorized Signatory

STATE OF GEORGIA)
) SS
COUNTY OF COBBS)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Leigh Monteith, 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.

[Signature]

Commission expires:
July 29, 2020



REAL ESTATE TRANSFER TAX		02-Dec-2019
	COUNTY:	27.50
	ILLINOIS:	55.00
	TOTAL:	82.50
29-30-121-010-0000 20191101652548 0-408-889-216		

This instrument prepared by:

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

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 39 AND 40 IN BLOCK 6 IN ORCHARD RIDGE ADDITION TO SOUTH HARVEY, A SUBDIVISION OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 16 FEET OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 25, ALSO THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 29-30-121-010-0000 AND 29-30-121-011-0000

COMMONLY KNOWN AS: 16939 TRAPET AVENUE, HAZEL CREST, IL 60429

UNOFFICIAL COPY

EXHIBIT B

PERMITTED ENCUMBRANCES

(1) General taxes and assessments for the year 2019 and subsequent years which are not yet due or payable.

(2) General exceptions 3 and 4 as shown on Schedule B Part II of the title commitment issued by Fidelity National Title Insurance Company as Order Number CH19012276.

(3) Encroachment as shown on Schedule B Part II of the title commitment issued by Fidelity National Title Insurance Company as Order Number CH19012276

Property of Cook County Clerk's Office