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Doc#: 2005213069 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 02/21/2020 11:53 AM Pg: 1 of 4

After Recording Return to:

O'Keefe, Rivera & Berk, LLC
Kathleen O'Keefe-Rivera
55 W. Wacker Drive, Suite 1400
Chicago, IL 60601

Dec ID 20200201615897

ST/CO Stamp 0-019-060-576 ST Tax \$36.00 CO Tax \$18.00

Send Subsequent Tax Bills to:

Isaiah Lamar Patterson
1809 S. Kenmore
Evansville, IN 47714

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is being made as of February 18th, 2020 by **CSMA SFR Holdings II - LSE, LLC** having an address of 1850 Parkway Place, Suite 900, Marietta, GA 30067 (the "Grantor"), and **Isaiah Lamar Patterson**, having an address of 1809 S. Kenmore, Evansville, IN 47714 (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

CH19025468

1861

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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

Title: Authorized Signatory

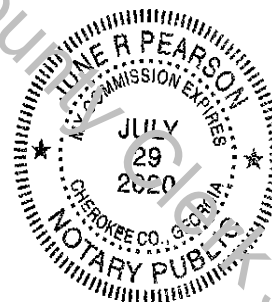
STATE OF GEORGIA)
) SS
COUNTY OF COBB)



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.

Commission expires:

July 29, 2020

[Signature]



REAL ESTATE TRANSFER TAX		18-Feb-2020
	COUNTY:	18.00
	ILLINOIS:	36.00
	TOTAL:	54.00
32-20-326-040-0000 20200201615897 0-019-060-576		

This instrument prepared by:

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

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EXHIBIT A

LEGAL DESCRIPTION

THE WEST 6 FEET OF LOT 11, ALL OF LOT 10 AND THE EAST 11 FEET OF LOT 9, IN BLOCK 1 IN DELL AND MARSDEN'S FOREST PARK SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 32-20-326-040-0000

COMMONLY KNOWN AS: 292 W. 17TH STREET, CHICAGO HEIGHTS, IL 60411

OF CHICAGO
TRANSFER TAX

I 44 DOLS 00 CTS

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EXHIBIT B

PERMITTED ENCUMBRANCES

- (1) General taxes and assessments for the second installment of the year 2019 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 CH19025468.

Property of Cook County Clerk's Office