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Doc# 2006641196 Fee \$55.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/06/2020 04:15 PM PG: 1 OF 3

4300-634

RECEIVER'S DEED

1002C
195A 9480013 LPE LND

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY INITIATIVES, INC., as Receiver duly authorized to transact business in the State of Illinois, as court appointed Receiver, and as directed by court order entered on 2/10/2020, in case number 2016M1403527, Circuit Court of Cook County, Illinois, Municipal Department-First District, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to NSQUARED PROPERTIES, LLC SERIES 28, an Illinois limited liability company, address: 2038 W. WEBSTER AVE #1, CHICAGO, IL 60647, GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

PARCEL 1: UNIT 1N IN THE 7530-32 SOUTH PHILLIPS CONDOMINIUM, AS DELINEATED UPON PLAT OF SURVEY OF THE REAL ESTATE DESCRIBED AS FOLLOWS: LOTS 28 AND 29 IN BLOCK 4 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1A: EXCLUSIVE USE AND POSSESSION OF THE LIMITED COMMON ELEMENT DESIGNATED GARAGE L.C.E. G-1 ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 00813023, IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT 1S IN THE 7530-32 SOUTH PHILLIPS CONDOMINIUM, AS DELINEATED UPON PLAT OF SURVEY OF THE REAL ESTATE DESCRIBED AS FOLLOWS: LOTS 28 AND 29 IN BLOCK 4 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: UNIT 2N IN THE 7530-32 SOUTH PHILLIPS CONDOMINIUM, AS DELINEATED UPON PLAT OF SURVEY OF THE REAL ESTATE DESCRIBED AS FOLLOWS: LOTS 28 AND 29 IN BLOCK 4 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3A: EXCLUSIVE USE AND POSSESSION OF THE LIMITED COMMON ELEMENT

REAL ESTATE TRANSFER TAX		28-Feb-2020
	CHICAGO:	1,350.00
	CTA:	540.00
	TOTAL:	1,890.00

21-30-300-033-1001 | 20200201621731 | 1-080-414-048

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

REAL ESTATE TRANSFER TAX		28-Feb-2020
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00

21-30-300-033-1001 | 20200201621731 | 0-543-543-136

CTA

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DESIGNATED GARAGE L.C.E. G-3, ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 00813023, IN COOK COUNTY, ILLINOIS.

PARCEL 4: UNIT 2S IN THE 7530-32 SOUTH PHILLIPS CONDOMINIUM, AS DELINEATED UPON PLAT OF SURVEY OF THE REAL ESTATE DESCRIBED AS FOLLOWS: LOTS 28 AND 29 IN BLOCK 4 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4A: EXCLUSIVE USE AND POSSESSION OF THE LIMITED COMMON ELEMENT DESIGNATED GARAGE L.C.E. G-2, ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 00813023, IN COOK COUNTY, ILLINOIS.

PARCEL 5: UNIT 3N IN THE 7530-32 SOUTH PHILLIPS CONDOMINIUM, AS DELINEATED UPON PLAT OF SURVEY OF THE REAL ESTATE DESCRIBED AS FOLLOWS: LOTS 28 AND 29 IN BLOCK 4 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5A: EXCLUSIVE USE AND POSSESSION OF THE LIMITED COMMON ELEMENT DESIGNATED GARAGE L.C.E. G-5, ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 00813023, IN COOK COUNTY, ILLINOIS.

PARCEL 6: UNIT 3S IN THE 7530-32 SOUTH PHILLIPS CONDOMINIUM, AS DELINEATED UPON PLAT OF SURVEY OF THE REAL ESTATE DESCRIBED AS FOLLOWS: LOTS 28 AND 29 IN BLOCK 4 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6A: EXCLUSIVE USE AND POSSESSION OF THE LIMITED COMMON ELEMENT DESIGNATED GARAGE L.C.E. G-6, ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 00813023, IN COOK COUNTY, ILLINOIS.

Commonly known as 7530-32 S. PHILLIPS, CHICAGO, IL 60640

Parcel Identification Nos: 21-30-300-033-1001; 21-30-300-033-1002; 21-30-300-033-1003; 21-30-300-033-1004; 21-30-300-033-1005; 21-30-300-033-1006

To Have and To Hold the said premises unto the said GRANTEE, subject only to:

- (a) general real estate taxes for 2019 and subsequent years; and
- (b) building violations and pending building violation suits

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of record.

And said Grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the said COMMUNITY INITIATIVES, INC., has caused this

Receiver's Deed to be signed by its Vice President on its behalf, this 26 day of FEBRUARY, 2020

COMMUNITY INITIATIVES, INC., Receiver

By: [Signature]

Vice President

STATE OF ILLINOIS

COUNTY OF COOK

THIS INSTRUMENT WAS PREPARED BY:

Hauselman & Rappin, Ltd.
29 E. Madison St. suite 950
Chicago, Illinois 60602

I, Laura Elisabeth Armgardt, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Jonah Hess, personally known to me to be the Vice President of COMMUNITY INITIATIVES, INC., Receiver, and 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 as such Vice President, (s)he signed and delivered the said instrument, pursuant to authority given by order of court as his/her free and voluntary act and as his/her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26th day of February, 2020

[Signature]
Notary Public

AFTER RECORDING RETURN TO:

