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GIT 4/05283329/6) THIS INSTRUMENT WAS PREPARED BY:

William A. Miceli, Esq. Miner, Barnhill & Galland, P.C. 325 N. LaSalle Street, Suite 350 Chicago, Illinois 60654

AFTER RECORDING RETURN TO:

Ariel Weissberg, Esq. Weissberg and Associates, Ltd. 401 South LaSalle Street, Suite 403 Chicago, Illinois 60605



Doc# 2021306109 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/31/2020 11:33 AM PG: 1 OF 5

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 10th day of July, 2020 by CMHDC/KENWOOD OAKLAND, LLC, an Illinois limited liability company ("Grantor"), having an address of 225 W. Wacker Dr., Suite 1550, Chicago, IL 60606, to NEXTCITY VETERANS DEVELOPMENT - KENWOOD LLC, an Illinois limited liability company ("Grantee"), having an address of 4533 S. Ellis Avenue, Chicago Illinois 60653.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in rand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook and State of Illinois known and described more particularly on Exhibit "A", hereto (hereinafter referred to as the "Premises").

Together with all and singular the hereditaments and appurtenances therevato 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 what sever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, and its successors and assigns, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on **Exhibit "B"** attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. Par. B; and Chicago Transaction Tax Ordinance 3-33-060, par B. IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed as of the day and year first above written. **Grantor:** CMHDC/Kenwood Oakland, LLC, an Illinois limited liability company By: Chicago Metropolitan Housing Development Corporation, sole member of CMHDC/Kenwood Oakland, LLC Ly: Rafael Leon, Nar.ie¹ **Executive Director** Its: OUNTY C/E State of ILLINOIS) ss. County of COOK I, the undersigned, a Notary Public in and for the County and State aforosaid, DO HEREBY CERTIFY, that Rafael Leon, personally known to me to be the Executive Director of Chicago Metropolitan Housing Development Corporation, an Illinois not-for-profit corporation, 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 Executive Director, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act of said not-for-profit corporation. Given under my hand and official seal, this $\frac{10^{+n}}{10^{+n}}$ day of $\frac{\sqrt{30}}{10^{-1}}$ Commission expires 3/15/2022 Send Subsequent Tax Bills To: Denis Dankin 4553 S. Ellis Avenue Chicago, IL 60653 OFFICIAL SEAL LAURA STONE

Notary Public - State of Illinois My Commission Expires 3/15/2022

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EXHIBIT "A" to Special Warranty Deed

LEGAL DESCRIPTION

LOT 2 (EXCEPT THE NORTH 6 INCHES THEREOF) AND ALL OF LOT 3 IN SUBDIVISION OF PART OF BLOCK 1, IN SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED IN DOCUMENT 3805441, RECORDED JANUARY 9, 1906 IN COOK COUNTY ILLINOIS.

20-)2-304-012 -0000 PIN:

4341-43 South Greenwood Avenue Address:

Chicage, iL 60653

REAL ESTATE TRANSFER TAX			TAX	17-Jul-2020
_			COUNTY:	337.50
		(\$45)	ILLINOIS.	0.00
		The state of the s	TOTAL:	337.50
	20-02-304-012-0000		20200701626726 1	-41 2-781-792

	The same of the sa	TOTAL:	337.50	
20-02-304	I-012-0000 -	20200701626726	1.41 2-781-792	
REAL ES	STATE TRANS	FER TAX	17-Jul-2020	7.6
S. Contraction of the contractio		CHICAGO:	5,062.50	0.
e F		CTA:	0.00	()
W		TOTAL:	5,062.50 *	
20-02-	304-012-0000	20200701626726	0-070-604-512	
* Total do	es not include	any applicable penalt	y or interest due.	. (2)
	-			Q

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

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EXHIBIT "B" to Special Warranty Deed

PERMITTED EXCEPTIONS

- 1. General real estate taxes not yet due and payable at the time of Closing.
- 2. Acts done or suffered by grantee or anyone claiming by, through or under grantee.
- 3. An covenants, conditions and restrictions of record, if any.
- 4. Public and utility easements, if any.
- 5. Existing leases and tenancies.

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Of Cook Columns Clarks Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:

OFFICIAL SEAL
LAURA STONE
Notary Public - State of Illinois
My Commission Expires 3/15/2022
Printed Name

Subscribed and sworn to before me by this 16 day of July, 2020.

(Notary Public)

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:

Signature

Printed Name

Subscribed and sworn to before me by this

"OFFICIAL SEAL"

KARYN KUTRUBIS

Notary Public, State of Illinols

Notary Public State of Illinols

My Commission Expires 02/18/2023

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Notary Public)

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]