

# UNOFFICIAL COPY

Doc#: 2034538138 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/10/2020 12:50 PM Pg: 1 of 4

This instrument was prepared by:  
Daniel M. Borek, Esq.  
Clark Hill PLC  
130 E. Randolph St., Suite 3900  
Chicago, Illinois 60601

After recording, return to:  
David Resnick, Esq.  
Robbins, Salomon & Patt, Ltd.  
180 N. LaSalle Street, #3300  
Chicago, Illinois 60601

Send subsequent tax bills to:  
Longwood Development LLC &  
Cameleo OZB 1, LLC  
765 E. 69<sup>th</sup> Place  
Chicago, Illinois 60637

Dec ID 20201101647776  
ST/CO Stamp 1-142-324-192 ST Tax \$165.00 CO Tax \$82.50  
City Stamp 0-559-188-960 City Tax: \$1,732.50

## FIRST AMERICAN TITLE FILE # 3026093 SPECIAL WARRANTY DEED

THE GRANTOR, BHF Chicago Housing Group B LLC, an Illinois limited liability company and debtor in the United States Bankruptcy Court, Northern District of Illinois, Eastern Division, Case No. 20-12453 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, grants, bargains, sells and conveys to THE GRANTEES, CAMELEO OZB 1, LLC a Delaware limited liability company, with an address of 1347 W. Washington Blvd., Suite #1B, Chicago, Illinois 60607, and LONGWOOD DEVELOPMENT LLC, an Illinois limited liability company, with an address of 765 E. 69<sup>th</sup> Place, Chicago, Illinois 60637, not as joint tenants, but as tenants in common (collectively, "Grantees"), the real estate legally described on Exhibit A, attached hereto (the "Real Estate").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantees, pursuant to an order authorizing the sale of the Real Estate entered pursuant to Sections 105, 363 and 365 of Title 11 of the United States Code and Rules 2002, 6004, 6006 and 9014 of the Federal Rules of Bankruptcy Procedure, and is subject to those matters identified on Exhibit B attached hereto and incorporated herein (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Estate, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantees, and their successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Real Estate, subject to the Permitted Exceptions, unto the said Grantees, their successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor but not otherwise.

*(signature page follows)*



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 29 IN EVA R. PERRY'S RESUBDIVISION OF THE WEST 1/3 OF LOT 1 OF E. D. TAYLOR'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN No.(s): 20-21-402-013-0000

Common Address: 139-141 West Marquette Road, Chicago, IL 60621

Property of Cook County Clerk's Office

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General or special taxes for 2020 and subsequent years that are not yet due and payable;
2. Special taxes or assessments, if any, for improvements not yet completed and installments, if any, not due at the date hereof of any special taxes or assessment for improvements heretofore completed;
3. Building lines and building restrictions;
4. Private, public and utility easements;
5. Covenants and restrictions of record as to use and occupancy including, without limitation, items appearing of record or that would be shown on a survey;
6. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Real Estate;
7. Building code violations;
8. Pending building code violation court cases; and
9. Existing leases or tenancies, and all rights of any person or party claiming by, through or under such leases or tenancies.