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Doc#. 2034628030 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Dec ID 20201101647816

Date: 12/11/2020 04:21 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. Lefaile Street, #3300 Chicago, Illineis 60601

Send subsequent tax bills to: Longwood Development LLC & Cameleo OZB 1, LLC 765 E. 69th Place

Chicago, Illinois 60637

ST/CO Stamp 0-846-691-296 ST Tax \$351.00 CO Tax \$175.50

City Stamp 1-383-562-208 City Tax: \$3,685.50

FIRST AMERICAN TYLE FILE #30 24.093

SPE CLAL 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 2 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. 69th 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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EXECUTED and effective as of 100 10, 2020.

BHF CHICAGO HOUSING GROUP B LLC,

an Illinois limited liability company

By: Better Housing Foundation

Its: Sole Manager

By: Delaw President

I, the undersigned, a hoary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrey, below, not individually, but as President of Better Housing Foundation, an Ohio not-for-profit corporation, being the sole Manager of BHF Chicago Housing Group B LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument (or presented a _______ as identification), appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 3125 day of October, 2020.

ALESIA S KELLER
Notary Public - State of Florida
Commission # GG 293644
My Comm. Expires Feb 10, 2023

Notary Puo ic

My Commission Expires:

2034628030 Page: 3 of 4

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EXHIBIT A

LEGAL DESCRIPTION

LOT 22 IN BLOCK 13 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN No.(s): 20-23-124-032-0000

ress: 661.

Cook Colling Clark's Office Common Address: 6611-13 South Ellis Avenue, Chicago, IL (600)

Exhibit A

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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;
- 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 celord or that would be shown on a survey;
- 6. Local, state and federa Lays, 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.