



\*2036619021D\*

Doc# 2036619021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/31/2020 11:33 AM PG: 1 OF 7

### SPECIAL WARRANTY DEED

GRANTOR, DADS LOC LLC, an Indiana limited liability company (herein, "Grantor"), whose address is 3930 Main St., East Chicago, IN 46312, for and in consideration of TEN AND 00/100 Dollars (\$10.00), and for other good and valuable consideration, GRANTS, BARGAINS AND SELLS to GRANTEE, DAD PORTFOLIO V LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 3930 Main St., East Chicago, IN 46312, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.



Property Address: 2301 Holiday Ter., Apt. 18, and  
2305 Holiday Terrace #139,  
Lansing, IL 60438

Permanent Index Number: 29-25-405-026-1018, 29-  
25-405-027-1020 and 29-25-405-026-1018

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35ILCS200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

| REAL ESTATE TRANSFER TAX  |           | 31-Dec-2020                    |
|---|-----------|--------------------------------|
|    | COUNTY:   | 0.00                           |
|  | ILLINOIS: | 0.00                           |
| TOTAL:  |           | 0.00                           |
| 29-25-405-026-1018  |           | 20201201602240   1-639-759-328 |

#### When recorded return to:

CRYSTAL TRAHAN  
OS NATIONAL, LLC - MMT - DEPT.  
04  
3097 SATELLITE BOULEVARD  
BUILDING 700, SUITE 400  
DULUTH, GA 30096  
DAD PORTFOLIO V (3)

#### Send subsequent tax bills to:

DAD PORTFOLIO V LLC  
3930 MAIN ST.  
EAST CHICAGO, IN 46312

#### This instrument prepared by:

LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

*rw*

# UNOFFICIAL COPY

Dated this 16th day of December, 2020.

GRANTOR

DADS LOC LLC, an Indiana limited liability company

By: [Signature]  
Printed Name: Dawyne Rancifer, Jr.  
Title: Sole Member

STATE OF Indiana  
COUNTY OF Lake

This instrument was acknowledged before me on December 16, 2020, by Dawyne Rancifer, Jr., as Sole Member of DADS LOC LLC, an Indiana limited liability company.

[Affix Notary Seal]

Notary signature: [Signature]  
Printed name: Shawnte D. Daniels  
My commission expires: 3/10/2023



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]  
Signature of Buyer/Seller/Representative

12/16/20  
Date

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

[Legal Description]

Address: 2301 Holiday Ter Apt 18, Lansing, IL 60438

County: Cook

Parcel Identification Number: 29-25-405-026-1018

Client Code: RANCIER-REAL-ESTATE-5-01

UNIT 18 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOT 1 IN HOLIDAY TERRACE, BEING A SUBDIVISION OF PART OF LOT 1 AND PART OF LOT 2 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 8 RODS OF THE EAST 80 RODS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4) ALL IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON AUGUST 14, 1964 AS DOCUMENT LR 2166228, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 2266873, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

\*\*\*

Address: 2305 Holiday Terrace #139, Lansing, IL 60438

County: Cook

Parcel Identification Number: 29-25-405-027-1020, 29-25-405-026-1018

Client Code: RANCIER-REAL-ESTATE-5-02

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT NUMBER 139 IN HOLIDAY TERRACE CONDOMINIUM BUILDING NO.,5 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 5 IN HOLIDAY TERRACE BEING A SUBDIVISION OF PART OF LOT 1 AND PART OF LOT 2 IN THE SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 (EXCEPT THE NORTH 8 RODS OF THE EAST 80 RODS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4) ALL IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK. COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO EXHIBIT "A" TO DECLARATION, MADE BY ILLIANA ENTERPRISES, INC., FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY,

20-043152 (AG)

# UNOFFICIAL COPY

ILLINOIS OF DOCUMENT LR 2318298 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

This property is NOT the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

DeKalb County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

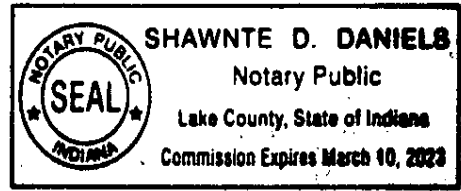
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to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

Dated: 12/16/20

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Dwayne Rancor Jr this 16th day of December, 2020.

Notary Public [Handwritten Signature]



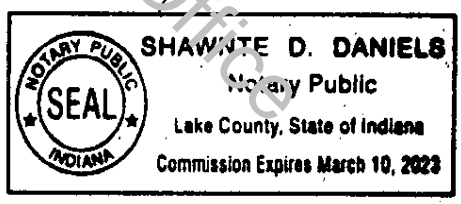
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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 title to real estate under the laws of the State of Illinois.

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Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Dwayne Rancor Jr this 16th day of December, 2020.

Notary Public [Handwritten Signature]



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.

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

# UNOFFICIAL COPY

Village of Lansing

Patricia Eidam  
Mayor



Office of the Treasurer

Arlette Frye  
Treasurer

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Dad's Loc LLC  
3930 Main Street  
East Chicago, IN 46312

Telephone:

Attorney or Agent: Charlie Doerr  
Telephone No.: 312-515-7836

Property Address: 2301 Holiday Terrace, Unit 18  
Lansing, IL 60438

Property Index Number (PIN): 29-25-405-026-1018

Water Account Number: N/A

Date of Issuance: December 29, 2020

(State of Illinois)

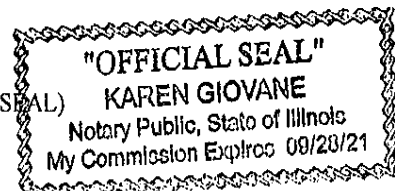
(County of Cook)

This instrument was acknowledged before  
me on December 29, 2020 by  
Karen Giovane.

VILLAGE OF LANSING

By: *Arlette Frye*  
Village Treasurer or Designee

*Karen Giovane* (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

# UNOFFICIAL COPY

Village of Lansing

Patricia Eidam  
Mayor



Office of the Treasurer

Arlette Frye  
Treasurer

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3930 Main Street  
East Chicago, IN 46312

Telephone:

Attorney or Agent: Charlie Doerr  
Telephone No.: 312-515-7836

Property Address: 2305 Holiday Terrace, Unit 139  
Lansing, IL 60438

Property Index Number (PIN): 29-25-405-027-1020

Water Account Number: N/A

Date of Issuance: December 29, 2020

(State of Illinois)

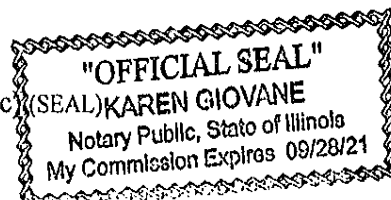
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Karen Giovane.

VILLAGE OF LANSING

By: Arlette Frye  
Village Treasurer or Designee

Karen Giovane (Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.