

UNOFFICIAL COPY



Chicago Title Insurance Company
SPECIAL WARRANTY DEED



21007190290

Doc# 2100719029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/07/2021 11:09 AM PG: 1 OF 3

THIS INDENTURE, made this 8 day of August 2020 between Refaeli Niezni, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Deshe SFR Portfolio, LLC, a Delaware limited liability company party of the second part.

(GRANTEE'S ADDRESS) 350 N. La Salle Street, 9th Floor, Chicago, Illinois 60654

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS NUMBERED 1 AND 2 IN BLOCK 6 IN AIR-PORT ADDITION, A RE-SUBDIVISION OF CERTAIN LOTS IN CALUMET BERNICE ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

41054158 (a)

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2020

Permanent Real Estate Index Number(s): 30-29-313-001-0000 and 30-29-313-002-0000
Address(es) of Real Estate: 17603 Burnham Avenue, Lansing, Illinois 60438

Together with all the singular and hereditaments and appurtenances thereunto 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 whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

Refaeli Niezni, LLC

By [Signature]
Uria Yitschak Refaeli
Manager

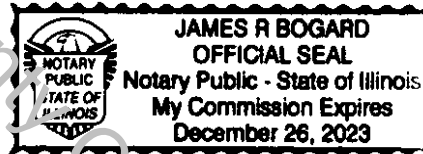
By Malka R. Niezni
Malka Rachel Niezni
Manager

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Uria Yitschak Refaeli and Malka Rachel Niezni the Managers of Refaeli Niezni, LLC and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manger he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of October, 2020 [Signature]
(Notary Public)



Prepared By: John Janczur
19 S. La Salle Street, #1201
Chicago, Il 60603



Mail To & Name & Address of Taxpayer:

Deshe SFR Portfolio, LLC
350 N. La Salle Street, 9th Floor
Chicago, Illinois 60654

*Exempt under Paragraph E Section 4
Real Estate Act
10/5/20*

REAL ESTATE TRANSFER TAX		23-Oct-2020	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

30-29-313-001-0000 | 20200901687693 | 1-766-450-144

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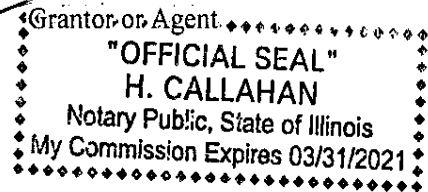
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 10-5-20

Signature: _____

Subscribed and sworn to before me
by the said _____
dated 10-5-20



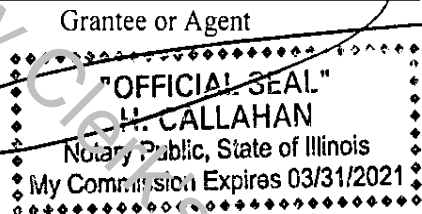
Notary Public H Callahan

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 title to real estate under the laws of the State of Illinois.

Dated 10-6-20

Signature: _____

Subscribed and sworn to before me
by the said _____
dated 10-6-20



Notary Public H Callahan

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.