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Doc# 2101312003 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2021 09:09 AM 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:
BHF Ernst Acquisition, LLC
c/o Saybrook Fund Advisors, LLC
501 Santa Monica Blvd., Suite 607
Santa Monica, CA 90401

Send subsequent tax bills to:
BHF Ernst Acquisition, LLC
c/o Saybrook Fund Advisors, LLC
501 Santa Monica Blvd., Suite 607
Santa Monica, CA 90401

Dec ID 20201101658920
ST/CO Stamp 0-534-444-000 ST Tax \$376.50 CO Tax \$188.25
City Stamp 1-876-621-280 City Tax: \$4,152.22

FIRST AMERICAN TITLE
FILE # 3034290 SPECIAL WARRANTY DEED

THE GRANTOR, BHF CHICAGO HOUSING GROUP C LLC, an Illinois limited liability company and debtor in the United States Bankruptcy Court, Northern District of Illinois, Eastern Division, Case No. 20-16567 ("**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 GRANTEE**, BHF ERNST ACQUISITION, LLC, a Delaware limited liability company, with an address of 501 Santa Monica Blvd., Suite 607, Santa Monica, California 90401 ("**Grantee**"), 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 Grantee, 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 Grantee, and its 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 Grantee, its 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 Dec 3, 2020.

BHF CHICAGO HOUSING GROUP C LLC,
an Illinois limited liability company

By: Better Housing Foundation
Its: Sole Member

By: [Signature]
Andrew Belew, President

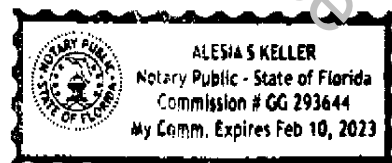
STATE OF Florida)
) SS.
COUNTY OF Palm Beach

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Belew, not individually, but as President of Better Housing Foundation, an Ohio not-for-profit corporation, being the sole Member of BHF Chicago Housing Group C 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 23rd day of November, 2020.

[Signature]
Notary Public

My Commission Expires:



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EXHIBIT A

LEGAL DESCRIPTION

LOT 12 IN BLOCK 1 IN T. G. DICKINSON AND COMPANY'S SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s): 20-10-216-042-0000

Commonly Known As: 4952-56 South Vincennes Avenue, Chicago, IL 60615

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate 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;
3. Installments, if any, not due as of the date hereof with respect to any special taxes or assessment for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private, public and utility easements;
6. 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;
7. 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;
8. Building code violations;
9. Pending building code violation court cases; and
10. Existing leases or tenancies, and all rights of any person or party claiming by, through or under such leases or tenancies.