

UNOFFICIAL COPY

Doc#: 2101906268 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2021 04:35 PM Pg: 1 of 7

**This instrument was prepared by and
After recording, please mail to:**

David P. Resnick, Esq.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

Dec ID 20201001639003
ST/CO Stamp 1-767-100-384
City Stamp 0-004-730-848

Mail Subsequent Tax Bills to:

139 W Marquette LLC
765 E. 69th Place
Chicago, IL 60637

SPECIAL WARRANTY DEED

This Indenture, made as of the 10 day of November, 2020, between **CAMELEO OZB 1, LLC, a Delaware limited liability company, of 1347 W. Washington Blvd., Suite #1B, Chicago, IL 60607 and LONGWOOD DEVELOPMENT LLC, an Illinois limited liability company, of 765 E. 69th Place, Chicago, IL 60637 (collectively the "Grantor")**, and **139 W MARQUETTE LLC, an Illinois limited liability company, of 765 E. 69th Place, Chicago, IL 60637 ("Grantee")**.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby GRANT, BARGAIN AND CONVEY to the GRANTEE and to its successors and assigns, FOREVER, all of the following described land and the improvements thereon (the "Property") situated in the County of Cook, State of Illinois, legally described and known as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Together with all and singular the hereditaments and appurtenances thereto TO HAVE AND TO HOLD the said Property, with the appurtenances thereto, forever, *subject to the matters set forth on Exhibit B*.

Grantor for itself and its successors and assigns, hereby covenants with the Grantee, its successors and assigns, that Grantor is the true and lawful owner of the Property and is well seized of the same in fee simple, and that Grantor has good right and full power to grant, bargain, sell and convey the same in the manner aforesaid; and further, that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming through or under Grantor but none other.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

FIRST AMERICAN TITLE
FILE # 3038053-2

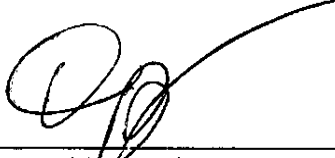
1873

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IN WITNESS WHEREOF, Grantor has hereunto executed this Deed as of the day and year first above written.

CAMELEO OZB 1, LLC,
a Delaware limited liability company

By: Atlas Asset Management Services Corp.,
a New York corporation and its authorized
Agent


By: 
Name: David Pezzola
Its: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

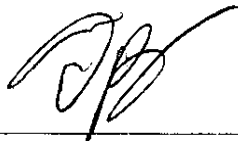
I, a Notary Public in and for said County and State, do hereby certify that David Pezzola, the President of Atlas Asset Management Services Corp, a New York corporation, authorized agent for Cameleo OZB I, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and in such capacity, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 5 day of November, 2020.




Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E),
SECTION 31-45, OF THE REAL ESTATE TRANSFER
TAX LAW (35 ILCS 200/31-45).

DATE: 11/5/2020 AGENT: 


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IN WITNESS WHEREOF, Grantor has hereunto executed this Deed as of the day and year first above written.

**LONGWOOD DEVELOPMENT LLC,
an Illinois limited liability company**

By: Lakeshore Advisors LLC, its Manager

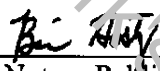
By: Welker General Partnership, its Manager

By: 
Eric Green, its General Partner

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public in and for said County and State, do hereby certify that Eric Green, the General Partner of Welker General Partnership, the Manager of Lakeshore Advisors LLC, the Manager of Longwood Development LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument and in such capacity, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2nd day of November, 2020.


Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E),
SECTION 31-45, OF THE REAL ESTATE TRANSFER
TAX LAW (35 ILCS 200/31-45).



DATE: 11/2/2020 AGENT: 

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EXHIBIT A to SPECIAL WARRANTY DEED

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.

Property address: 139-141 West Marquette Road, Chicago, IL 60621
PIN 20-21-402-013-0000

Property of Cook County Clerk's Office

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EXHIBIT B to SPECIAL WARRANTY DEED

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 Property;
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.

Cook County Clerk's Office

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STATEMENT OF GRANTOR / GRANTEE

The grantor or grantor's 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: November 5, 2020

Signature: [Handwritten Signature]
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT Lina Arakshankis this 5 day of November, 2020

[Handwritten Signature]
Notary Public



The grantee or grantee's 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 and hold title to real estate under the laws of the State of Illinois.

Dated: _____, 2020

Signature: _____
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT _____ this _____ day of _____, 2020

Notary Public

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 Tax Act.)

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STATEMENT OF GRANTOR / GRANTEE

The grantor or grantor's 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: _____, 2020

Signature: _____

Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT _____ this _____ day of _____, 2020

Notary Public

The grantee or grantee's 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 and hold title to real estate under the laws of the State of Illinois.

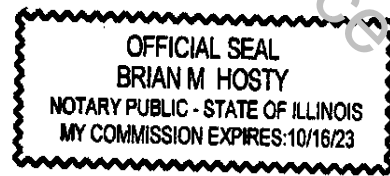
Dated: November 2nd, 2020

Signature: _____

Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT Eric Green this 2nd day of November, 2020

Brian Hosty
Notary Public



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 Tax Act.)