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Doc#: 2102520074 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/25/2021 10:02 AM Pg: 1 of 6

Dec ID 20201101647500

ST/CO Stamp 0-652-222-432

City Stamp 1-641-373-664

This instrument was prepared by:

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

**After recording return to
And Mail Subsequent Tax Bills to:**

Cameleo OZB 1, LLC
c/o Atlas Asset Management Services Corp.
Attn: Lina Aurstuolis
1347 W. Washington Blvd., Suite #1B
Chicago, IL 60607

SPECIAL WARRANTY DEED

This Indenture, made as of the 10th day of NOV, 2020, between **LONGWOOD DEVELOPMENT LLC**, an Illinois limited liability company, of 765 E. 69th Place, Chicago, IL 60637 ("Grantor"), and **CAMELEO OZB 1, LLC**, a Delaware limited liability company, of 1347 W. Washington Blvd, Suite #1B, Chicago, IL 60607 ("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 GRANTS, BARGAINS AND CONVEYS to the GRANTEE and to its successors and assigns, FOREVER, all of the following described land and the improvements thereon that Grantor owns (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 # 3038057


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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

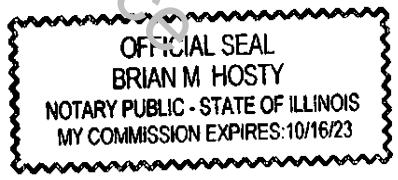
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 AGENT: 

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EXHIBIT A to SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Parcel 1:

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.

Property address: 6611-13 South Ellis Avenue, Chicago, IL 60637

PIN: 20-23-127-032-0000

Parcel 2:

Lots 19 and 20 in the subdivision of Blocks 15 and 16 in Woodlawn Ridge, a 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.

Property address: 6656-58 South Woodlawn Avenue, Chicago, IL 60637

PIN: 20-23-127-036-0000

Parcel 3:

Lot 8 in Block 2 in White and Coleman's Subdivision of Lots 16 to 25 in Block 1; Lots 1 to 13 in Block 2; and Lots 13 to 25 in Block 3, in Mulvey's Subdivision of the South 703.4 feet of that part lying East of the Illinois Central Railroad of the Northwest Quarter of Section 23, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property address: 1431-33 East 66th Place, Chicago, IL 60637

PIN: 20-23-227-008-0000

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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.

Deputy 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 4, 2020

Signature: _____
Grantor or Grantor's Agent

Subscribed and sworn to before me by the
said AGENT Michael Reza
this 4th day of Nov, 2020

Angela Ellis
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 5, 2020

Signature: *Lina Aleksandris*
Grantee or Grantee's Agent

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

Daffany Y Oneal
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).