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Doc#: 2106704102 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2021 09:35 AM Pg: 1 of 2

Dec ID 20210201631825
ST/CO Stamp 1-892-043-792 ST Tax \$145.00 CO Tax \$72.50
City Stamp 1-722-922-000 City Tax: \$1,522.50

FIRST AMERICAN TITLE
FILE # AF1004498 1/1

10444-1482

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY INITIATIVES, INC. duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged do hereby GRANT, CONVEY and SELL to BCL-JV MAC, LLC, address 450 Skokie Blvd. #600, Northbrook, Illinois 60062 GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

LOT 30 IN BLOCK 31 IN CHATHAM FIELDS, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED JULY 2, 1914 AS DOCUMENT NO. 5448887 VACATED BY UNDERLYING BOONE'S SUBDIVISION OF OCTOBER 15, 1842 FOUNDED LEGAL IN CORPORATION COUNCIL'S OPINION OF MAY 13, 1914, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8229 South Langley Avenue, Chicago, IL 60619
PERMANENT INDEX NO: 20-34-230-009-0000

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for 2020 and subsequent years; and
- (b) covenants, conditions and restrictions
- (c) Leases and tenancies

And said Grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons

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lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said COMMUNITY INITIATIVES, INC., has caused this Special Warranty Deed to be signed by a manager on its behalf, this ____ day of February, 2021.

COMMUNITY INITIATIVES, INC.,

By [Signature]
Vice President

THIS INSTRUMENT WAS PREPARED BY:

Greiman, Rome & Griesmeyer, LLC
205 West Randolph Street, Suite 2300
Chicago, Illinois 60606
Telephone: (312) 428-7750

STATE OF ILLINOIS
COUNTY OF COOK

I, APRIL BERNATH, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Jonah Hess, personally known to me to be the Vice President of COMMUNITY INITIATIVES, INC., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President, (s)he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as his/her free and voluntary act and as his/her free and voluntary act and deed of said corporation, for the use and purposes therein set forth.

GIVEN under my hand and official seal this 5th day of FEBRUARY, 2021

[Signature]
Notary Public

AFTER RECORDING
MAIL TO:
BCL-JV MAC, LLC
450 SKOKIE BLVD
SUITE 604
NORTHBROOK IL 60062



SEND TAX BILLS TO:
BCL-JV MAC LLC
450 SKOKIE BLVD
SUITE 604
NORTHBROOK IL 60062