

UNOFFICIAL COPY

THIS INSTRUMENT

PREPARED BY:

Eliyahu Morgenstern

PreroLaw, P.C.

8424 Skokie Blvd., Suite 200

Skokie, Illinois 60077

AFTER RECORDING

RETURN TO:

James Pittacora

Nisen & Elliot LLC

200 W. Adams, Suite 2500

Chicago, IL 60606

MAIL TAX BILLS TO:

BPDM Properties 2018-1, LLC

PO Box 19201

Jacksonville, Florida 32245



21083190130

Doc# 2108319013 Fee \$57.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/24/2021 09:59 AM PG: 1 OF 4

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of this 14th day of March, 2021 is given by **CHICAGO OPPORTUNITY PROPERTIES LLC**, a Delaware limited liability company, ("Grantor") to **BPDM Properties 2018-1, LLC**, a Delaware limited liability company ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said company, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

[Signatures on Following Page]

FIRST AMERICAN TITLE

FILE # 3089054 *Accom*

10FS

3

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed by its duly authorized representative the day and year first above written.

CHICAGO OPPORTUNITY PROPERTIES LLC
a Delaware limited liability company



Israel Rosenbaum, Authorized Agent

STATE OF ~~ILLINOIS~~ ^{New York}
COUNTY OF ~~COOK~~ ^{Kings}) SS

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Israel Rosenbaum, personally known to me, whose name is subscribed to the foregoing instrument, as having executed the same, 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 act of said corporation for the uses and purposes therein set forth


Given under my hand and Notarial Seal this 10th day of March, 2021.





Notary Public

My Commission Expires:

Chaim A Reisman
Notary Public, State of New York
No. 01RE6274782
Qualified in Kings County
Commission Expires January 14, 2025

REAL ESTATE TRANSFER TAX		23-Mar-2021
	CHICAGO:	4,331.25
	CTA:	1,732.50
	TOTAL:	6,063.75

25-10-320-028-0000 | 20210301668164 | 0-353-233-936
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		23-Mar-2021
	COUNTY:	288.75
	ILLINOIS:	577.50
	TOTAL:	866.25

25-10-320-028-0000 | 20210301668164 | 1-255-453-200

UNOFFICIAL COPY

Exhibit "A" Legal Description

LOT 433 IN FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NUMBER 1, BEING A SUBDIVISION OF ALL THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL OF THAT PART OF THE SOUTHEAST ¼ OF SAID SECTION 10 LYING WEST OF AND ADJOINING THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY (EXCEPT THE NORTH 33.277 ACRES) IN COOK COUNTY, ILLINOIS.

Property Index Number: 25-10-320-028-0000
Commonly Known As: 10122 S. Calumet Ave., Chicago, IL 60628

THE SOUTH 22 FEET OF LOT 13 AND THE NORTH 8 FEET OF LOT 14, IN BLOCK 12 IN STINSON'S SUBDIVISION OF THE EAST OF GRAND CROSSING, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-25-311-027-0000
Commonly Known As: 7630 S. Cregier Ave., Chicago, IL 60649

LOT 35 IN BLOCK 12 IN FIRST ADDITION TO AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF BLOCKS 11, 12 AND THE EAST HALF OF BLOCKS 3, 6 AND 10 IN CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-32-120-002-0000
Commonly Known As: 8105 S. Loomis Blvd., Chicago, IL 60620

LOT 13 IN BLOCK 5 IN E. B. SHOGREN AND CO'S AVALON PARK SUBDIVISION, BEING A SUBDIVISION OF LOTS 1 TO 25 AND 27 TO 46 IN BLOCK 3, LOTS 1 TO 19, 21 TO 31, 33 TO 38 AND 42 TO 46 IN BLOCK 4, LOTS 1 TO 46 INCLUSIVE IN BLOCK 5, AND LOTS 1 TO 46 IN BLOCK 6 IN PIERCE'S PARK SUBDIVISION OF SOUTHWEST ¼ OF NORTHEAST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-35-224-013-0000
Commonly Known As: 8239 S. Woodlawn Ave., Chicago, IL 60619

UNOFFICIAL COPY

LOT 36, 37 AND 38 IN BLOCK 6 IN ENGLEWOOD HEIGHTS, BEING A RE-SUBDIVISION OF WRIGHT'S SUBDIVISION OF THE NORTH HALF OF THAT PART OF THE EAST HALF LYING EAST OF THE PITTSBURGH, CINCINNATI, AND ST. LOUIS RAILROAD IN SECTION 6, TOWNSHIP 37 NORTH, RANGE 14 PART OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 25-06-201-036-0000/ 25-06-201-037-0000/ 25-06-201-038-0000
Commonly Known As: 8763 S. Winchester Ave., Chicago, IL 60620

LOT 35 IN BLOCK 12 IN FIRST ADDITION TO AUBURN HIGHLANDS, BEING HART'S SUBDIVISION OF BLOCKS 11, 12 AND THE EAST HALF OF BLOCKS 3, 6 AND 10 IN CIRCUIT COURT PARTITION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-30-421-011-0000
Commonly Known As: 7731 S. Winchester Ave., Chicago, IL

Property of Cook County Clerk's Office