

UNOFFICIAL COPY



Doc# 2113147054 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/11/2021 03:28 PM PG: 1 OF 5

SPECIAL WARRANTY DEED

GRANTOR, OHS PROPERTIES, LP, a Delaware limited partnership (herein, "Grantor"), whose address is 401 N. Michigan Ave., Suite 1200, Chicago, IL 60611, for and in consideration of TEN AND 00/100 Dollars (\$10.00), and for other good and valuable consideration, GRANTS, BARGAINS AND SELLS to GRANTEE, EAGLE SFR I LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 401 N. Michigan Ave., Suite 1200, Chicago, IL 60611, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: SEE EXHIBIT A ATTACHED

Permanent Index Number: 21-31-221-037-0000, 25-11-103-020-0000, 25-09-309-067-0000, 25-20-309-012-0000, 25-22-323-046-0000, 25-28-219-013-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100 *5/3/21*

To have and to hold said premises forever.

[Signature contained on the following page]

REAL ESTATE TRANSFER TAX

21-Apr-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

21-31-221-037-0000 | 20210401603605 | 0-407-434-768

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

11-May-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

21-31-221-037-0000 | 20210401603605 | 1-290-215-696

When recorded return to:

DANISH AMIN
OS NATIONAL, LLC - MMT - DEPT. 04
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
10.4FACO-JAMES NAHON - CHICAGO 2

Send subsequent tax bills to:

EAGLE SFR I LLC
401 N. MICHIGAN AVE.
SUITE 1200
CHICAGO, IL 60611

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

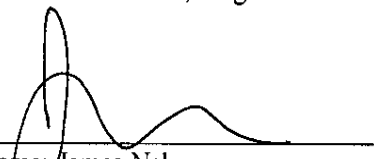
UNOFFICIAL COPY

Dated this 12th day of March, 2021.

GRANTOR

OHS PROPERTIES, LP
a Delaware limited partnership


By: ERH II FUND GP INC., its general partner

By: 
Printed Name: James Nahon
Title: Director

STATE OF Ohio
COUNTY OF Cuyahoga

This instrument was acknowledged before me on March 12, 2021, by James Nahon, as Director of ERH II FUND GP INC., general partner of OHS PROPERTIES, LP.

[Affix Notary Seal]

Notary signature: 
Printed name: Daphne M. White
My commission expires: 09/14/2022



DAHPNE M WHITE,
Notary Public
State of Ohio
My Comm. Expires
September 14, 2022

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

Address: 8117 South Commercial Avenue, Chicago, IL 60617
County: Cook
Parcel Identification Number: 21-31-221-037-0000
Client Code: JAMES-NAHON-14

LOT 7 (EXCEPT THE NORTH 12 FEET THEREOF), THE NORTH 18 FEET OF LOT 8 AND THE WEST 4 FEET OF LOT 41 (EXCEPT THE SOUTH 7 FEET THEREOF) AND WEST 4 FEET OF THE SOUTH 13 FEET OF LOT 42, TOGETHER WITH THE VACATED 14 FEET ALLEY LYING BETWEEN SAID PARTS OF LOTS IN BLOCK 4 IN A.B. MEEKER'S ADDITION TO HYDE PARK BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 25 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Address: 9545 South Greenwood Avenue, Chicago, IL 60628
County: Cook
Parcel Identification Number: 25-11-105-020-0000
Client Code: JAMES-NAHON-15

LOT 21 IN BLOCK 32 IN COTTAGE GROVE HEIGHTS ADDITION, A SUBDIVISION OF PART OF NORTH 1/2 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 10015 South Emerald Avenue, Chicago, IL 60628
County: Cook
Parcel Identification Number: 25-09-309-067-0000
Client Code: JAMES-NAHON-16

THE SOUTH 5 FEET OF LOT 44 AND ALL OF LOT 43 AND LOT 42 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 26 IN EAST WASHINGTON HEIGHTS A SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 AND THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 11635 South Laflin Street, Chicago, IL 60643
County: Cook
Parcel Identification Number: 25-20-309-012-0000
Client Code: JAMES-NAHON-17

UNOFFICIAL COPY

LOT 12 IN BLOCK 10 IN FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 11829 South Prairie Avenue, Chicago, IL 60628
 County: Cook
 Parcel Identification Number: 25-22-323-046-0000
 Client Code: JAMES-NAHON-18

LOT 14 (EXCEPT THE NORTH 18 FEET THEREOF) AND LOT 15 IN BLOCK 3 IN ST. SALOMAE'S SECOND SUBDIVISION BEING A SUBDIVISION OF THAT PART OF BLOCK 6 LYING WESTERLY OF LANDS OF THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY (EXCEPT THE WEST 141 FEET THEREOF) IN THE FIRST ADDITION TO KENSINGTON IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 12139 South Yale Avenue, Chicago, IL 60628
 County: Cook
 Parcel Identification Number: 25-28-219-012-0000
 Client Code: JAMES-NAHON-19

THE NORTH 9 FEET OF LOT 30 AND ALL OF LOT 31 IN BLOCK 25 IN WEST PULLMAN, A SUBDIVISION OF THE WEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 2 ACRES OF THAT PART WEST OF RAILROAD OF THE SOUTH 1/3 OF THE NORTHWEST 1/4 OF SAID SECTION 28) IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: March 12, 2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said James Nahal this 12th day of March, 2021.

Notary Public [Signature]



DAPHNE M WHITE
Notary Public
State of Ohio
My Comm. Expires
September 14, 2022

The grantee or his/her agent affirms that, to the best of his/her 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: March 12, 2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said James Nahal this 12th day of March, 2021.

Notary Public [Signature]



DAPHNE M WHITE
Notary Public
State of Ohio
My Comm. Expires
September 14, 2022

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 Act.)