

# UNOFFICIAL COPY

Doc#: 2120212175 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/21/2021 12:32 PM Pg: 1 of 3

## THIS INSTRUMENT

### PREPARED BY:

Eliyahu Morgenstern  
PreroLaw, P.C.  
8424 Skokie Blvd., Suite 200  
Skokie, Illinois 60077

Dec ID 20210301668174  
ST/CO Stamp 1-749-914-384 ST Tax \$289.00 CO Tax \$144.50  
City Stamp 0-676-172-560 City Tax: \$3,297.96

## 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

## SPECIAL WARRANTY DEED

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

*\* of PO Box 19201, Jacksonville, FL 32245*

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 Aecom

Accommodation recording only;  
document not reviewed and  
no insurance provided

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

CHERRYWOOD ESTATES LLC

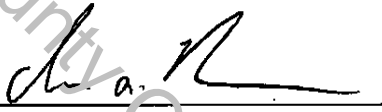


Israel Rosenbaum, Authorized Agent

STATE OF ~~ILLINOIS~~ <sup>New York</sup>  
COUNTY OF ~~COOK~~ <sup>Kings</sup> 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 14<sup>th</sup> 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

Property of Cook County Clerk's Office

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## Exhibit "A" Legal Description

LOT 5 IN BLOCK 13 IN JERNBERG'S SUBDIVISION OF BLOCKS 12 AND 13 IN STREET'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 25-17-330-054-0000  
Commonly Known As: 1211 W. 110th St., Chicago, IL 60643

LOT 49 (EXCEPT THE SOUTH 8 FEET THEREOF) AND THE SOUTH 16 FEET OF LOT 50 BLOCK 1 IN STONY ISLAND PARK, A SUBDIVISION OF THAT PART OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-36-111-044-0000  
Commonly Known As: 8122 S. Cornell Ave., Chicago, IL 60617

LOT 10 AND 11 IN BLOCK 8 IN IRA HOMES' ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 26-06-123-028-0000  
Commonly Known As: 9022 S Kingston Ave., Chicago, IL 60617