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Doc# 2123557021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/23/2021 11:55 AM PG: 1 OF 8

SPECIAL WARRANTY DEED

GRANTOR, CHICAGO OPPORTUNITY HOMES, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 10805 S. Halsted St., Unit 1114, Chicago, IL 60628, for and in consideration of ZERO AND 00/100 Dollars (\$0.00), and for other good and valuable consideration, GRANTS, BARGAINS AND SELLS to **GRANTEE**, CO HOMES THREE LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 10805 S. Halsted St., Unit 1114, Chicago, IL 60628, 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 attached

Permanent Index Number: see attached

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 200/31-4.(F) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 18th day of August, 2021.

REAL ESTATE TRANSFER TAX

23-Aug-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-23-301-009-0000 | 20210801647749 | 0-729-241-360

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

REAL ESTATE TRANSFER TAX

23-Aug-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-23-301-009-0000 | 20210801647749 | 2-076-817-158

When recorded return to:

DANISH AMIN
OS NATIONAL, LLC - MMT - DEPT.
04
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
FILE NO. 10.4CORE-LEON-
STRASSMAN-III-02

Send subsequent tax bills to:

CO HOMES THREE LLC
10805 S. HALSTED ST., UNIT 1114
CHICAGO, IL 60628

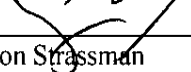
This instrument prepared by:

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

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GRANTOR

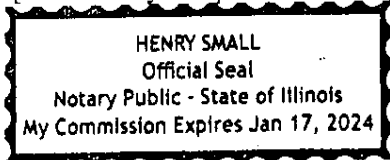
CHICAGO OPPORTUNITY HOMES, LLC, a
Delaware limited liability company

By: 
Printed Leon Strassman
Title: Director and President

STATE OF Illinois
COUNTY OF Cook

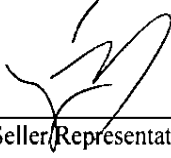
This instrument was acknowledged before me on AUG. 10, 2021, by Leon Strassman as
Director and President of CHICAGO OPPORTUNITY HOMES, LLC, a Delaware limited liability company.

[Affix Notary Seal]



Notary signature: 
Printed name: HENRY SMALL
My commission expires: 1-17-24

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100


Signature of Buyer/Seller/Representative

8/18/21
Date

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

[Legal Description]

Address: 1615 S Harding Ave, Chicago, IL 60623

County: Cook

Parcel Identification Number: 16-23-301-009-0000

Client Code: LEON-STRASSMAN-III-11

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:
LOT 49 IN BLOCK 2 IN MOORE'S SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE WEST 60 ACRES NORTH OF THE SOUTHWESTERN PLANK ROAD OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 3618 W 60th St, Chicago, IL 60629

County: Cook

Parcel Identification Number: 19-14-307-040-0000

Client Code: LEON-STRASSMAN-III-12

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:
LOT 38 (EXCEPT THE WEST 13 INCHES THEREOF) AND ALL OF LOT 39 IN BLOCK 2 IN MESSINGER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 4418 W Cortez St, Chicago, IL 60651

County: Cook

Parcel Identification Number: 16-03-307-038-0000

Client Code: LEON-STRASSMAN-III-13

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

21-055254 (CM)

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LOT 8 IN BLOCK 5 IN ANDREW J. GRAHAM'S SUBDIVISION OF BLOCKS 5 AND 8 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST IN OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 4832 W Ferdinand St, Chicago, IL 60644

County: Cook

Parcel Identification Number: 16-09-223-030-0000

Client Code: LEON-STRASSMAN-III-14

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:
LOT 39 IN BLOCK 4 IN CRAFT'S SUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPT THE RIGHT WAY OF CHICAGO AND NORTHWESTERN IN COOK COUNTY, ILLINOIS.

Address: 568 N Lockwood Ave, Chicago, IL 60644

County: Cook

Parcel Identification Number: 16-09-116-034-0000

Client Code: LEON-STRASSMAN-III-15

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS BEING KNOWN AS LOT 38 IN BLOCK 5 IN LYMAN BRIDGE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5713 S Campbell Ave, Chicago, IL 60629

County: Cook

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Parcel Identification Number: 19-13-218-005-0000

Client Code: LEON-STRASSMAN-III-16

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 36 IN BLOCK 2 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 5954 S Maplewood Ave, Chicago, IL 60629

County: Cook

Parcel Identification Number: 19-13-404-037-0000

Client Code: LEON-STRASSMAN-III-17

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 27 IN BLOCK 12 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 635 N Lorel Ave, Chicago, IL 60644

County: Cook

Parcel Identification Number: 16-09-111-008-0000

Client Code: LEON-STRASSMAN-III-18

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 37 IN BLOCK 4 IN WILLIAM WALKERS SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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Address: 6412 S Mozart St, Chicago, IL 60629

County: Cook

Parcel Identification Number: 19-24-114-023-0000

Client Code: LEON-STRASSMAN-III-19

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 5 IN BLOCK 3 IN JOHN BAIN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 6543 S Mozart St, Chicago, IL 60629

County: Cook

Parcel Identification Number: 19-24-123-015-0000

Client Code: LEON-STRASSMAN-III-20

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 26 IN BLOCK 5 IN JOHN BAIN'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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,

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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.

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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: 8/18/21

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said LEON STRASSMAN this 10 day of AUGUST, 2021.



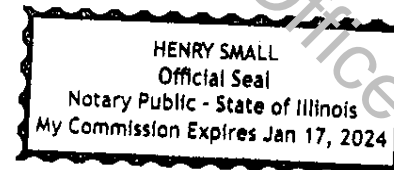
Notary Public [Signature]

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: 8/18/21

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said LEON STRASSMAN this 10 day of AUGUST, 2021.



Notary Public [Signature]

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.)