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Doc# 2126757028 Fee \$59.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/24/2021 12:19 PM PG: 1 OF 5

**AFTER RECORDING
RETURN TO:**
Goulston & Storrs PC
400 Atlantic Avenue
Boston, Massachusetts 02110
Attn: Deborah S. Horwitz, Esq.

SEND TAX BILLS TO:
2242 Archer Courts, LLC
c/o Prairie Management & Development, Inc.
333 N. Michigan Avenue Suite 1700
Chicago, IL 60601

Above space for recorder's use

WARRANTY DEED

THIS WARRANTY DEED made on this 22nd day of September, 2021 by **Community Housing Partners V L.P.**, an Illinois limited partnership, 36 S. Wabash Ave., Ste. 1310 Chicago, Illinois 60603 (the "**Grantor**"), to **2242 Archer Courts, LLC**, a Delaware limited liability company (the "**Grantee**").

WITNESSETH:

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and WARRANT unto Grantee, and its successors and assigns, all the buildings and improvements now located on the land in the County of Cook and State of Illinois, known and described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"



PINs: 17-28-201-013-0000; 17-28-201-014-0000; 17-28-201-015-0000;
17-28-208-022-0000; 17-28-210-033-0000; and 17-28-210-034-0000.

Property Addresses: 2220 S. Princeton Avenue and 2242 S. Princeton Avenue, Chicago, Illinois


Subject to the Permitted Exceptions set forth on **Exhibit B** attached hereto, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of Grantor either in law of equity, of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the herein described property as above described, with such appurtenances.

The Grantor warrants that the said real estate is free from encumbrances other than the Permitted Exceptions set forth on **Exhibit B** attached hereto, and Grantor covenants that the Grantor will warrant and defend the same to said Grantee, and their heirs and assigns forever against the lawful claims of all persons.

REAL ESTATE TRANSFER TAX		22-Sep-2021
	COUNTY:	5,800.00
	ILLINOIS:	11,600.00
	TOTAL:	17,400.00
17-28-208-022-0000 20210901672091 2-013-503-632		

[signatures follow on the next page]

REAL ESTATE TRANSFER TAX		22-Sep-2021
	CHICAGO:	87,000.00
	CTA:	34,800.00
	TOTAL:	121,800.00 *

17-28-208-022-0000 | 20210901672091 | 0-115-646-608

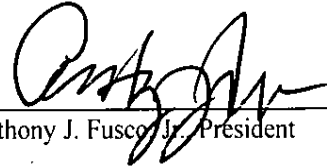
* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantor has caused this WARRANTY DEED to be executed by its duly authorized representative the day and year first above written.

By: **Community Housing Partners V L.P.**
an Illinois limited partnership.

By: **Chicago Community Development Corporation,**
an Illinois corporation,
its Managing general partner.

By: 

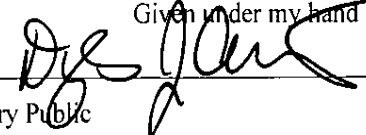
Anthony J. Fusco, Jr., President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

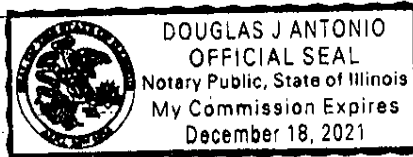
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Anthony J. Fusco, Jr., personally known to me to be the Managing General Partner of Chicago Community Development Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as President, he signed and delivered the said instrument, as his free and voluntary act on behalf of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of September, 2021.



Notary Public

My commission expires: _____



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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

The leasehold estate created by the instrument hereinafter referred to as the Land Lease, executed by the Chicago Housing Authority, an Illinois municipal corporation, as Landlord and Community Housing Partners V L.P., an Illinois limited partnership, as Tenant, dated June 1, 1999, as amended and assigned to date described (except the buildings and improvements thereon) to wit:

A tract of land located in the West half of the Northeast quarter of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point on the West line of South Princeton Avenue, being its intersection with the South line of West Cermak Road, as widened; thence South 00 degrees 16 minutes 19 seconds West along said West line of South Princeton Avenue, 432.65 feet to a point 156 feet North of the intersection of the West line of South Princeton Avenue and the North line of West 23rd Street; thence North 89 degrees 45 minutes 00 seconds West, 97.20 feet; thence South 58 degrees 10 minutes 39 seconds West, 296.82 feet to a point on the North line of said West 23rd Street, 348.66 feet West of the intersection of the West line of South Princeton and the North line of West 23rd Street; thence South 89 degrees 59 minutes 09 seconds West, along said North line, 37.67 feet; thence North 00 degrees 01 minute 43 seconds West, 97.98 feet; thence North 58 degrees 04 minutes 19 seconds East, 81.33 feet; thence North 00 degrees 01 minute 17 seconds East, 269.69 feet to the South line of South Archer Avenue; thence North 58 degrees 07 minutes 27 seconds East, along said South line, 337.73 feet to the South line of West Cermak Road, as widened; thence South 89 degrees 57 minutes 00 seconds East, along said South line, 33.25 feet to the point of beginning, except the buildings and improvements located thereon, in Cook County, Illinois.

Parcel 2:

All buildings and improvements located on the following described property:

A tract of land located in the West half of the Northeast quarter of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point on the West line of South Princeton Avenue, being its intersection with the South line of West Cermak Road, as widened; thence South 00 degrees 16 minutes 19 seconds West along said West line of South Princeton Avenue, 432.65 feet to a point 156 feet North of the intersection of the West line of South Princeton Avenue and the North line of West 23rd Street; thence North 89 degrees 45 minutes 00 seconds West, 97.20 feet; thence South 58 degrees 10 minutes 39 seconds West, 296.82 feet to a point on the North line of said West 23rd Street, 348.66 feet West of the intersection of the West line of South Princeton and the North line of West 23rd Street; thence South 89 degrees 59 minutes 09 seconds West, along said North line, 37.67 feet; thence North 00 degrees 01 minute 43 seconds West, 97.98 feet; thence North 58 degrees 04 minutes 19 seconds East, 81.33 feet; thence North 00 degrees 01 minute 17 seconds East, 269.69 feet to the South line of South Archer Avenue; thence North 58 degrees 07 minutes 27 seconds East, along said South line, 337.73 feet to the South line of West Cermak Road, as widened; thence South 89 degrees 57 minutes 00 seconds East, along said South line, 33.25 feet to the point of beginning.

Parcel 3:

Together with the benefits of that perpetual non-exclusive utility easement more fully described in that certain Grant of Easement made by Chicago Housing Authority to Community Housing Partners V L.P. dated June 1, 1999 and recorded June 9, 1999 in Document No. 99555209, Cook County Recorder of Deeds.

PINs: 17-28-201-013-0000; 17-28-201-014-0000; 17-28-201-015-0000; 17-28-208-022-0000;
17-28-210-033-0000; 17-28-210-034-0000.

Property Addresses: 2220 and 2242 S. Princeton Avenue, Chicago, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of residential tenants as tenants only, with no options or rights to purchase any portion of the Land.
2. Survey made by B.H. Suhr & Company, Inc. on March 23, 2021 and last revised July 1, 2021, under Job Number 21-041 shows the following survey related matters:
 - a. Westerly adjoiners access drive and parking cross the western and northwestern boundaries onto the southwest side of the subject property;
 - b. Iron fence at the south side of the subject property meanders the southeastern and southern boundaries onto lands of others;
 - c. Iron fence at the southwest side of the subject property lies outside of the southern boundary into the W 23rd Street right-of-way; and
 - d. Iron fences at the north side of the subject property exceed the northwest boundary into the S Archer Avenue right-of-way.
3. General taxes and assessments for the year 2020 second installment, 2021 and subsequent years, which are not yet due and payable.
4. Terms and conditions contained in Land Lease made by and between the Chicago Housing Authority, as Landlord, and Community Housing Partners V L.P., an Illinois limited partnership, as Tenant, dated as of June 1, 1999 and recorded June 9, 1999 in Document No. 99555207, Cook County Recorder of Deeds.
 - a. Assignment, Assumption and Amendment of Land Lease effective as of the date hereof by and among the Chicago Housing Authority, an Illinois municipal corporation, as Landlord, Community Housing Partners V L.P., an Illinois limited partnership, as Assignor, and 2242 Archer Courts, LLC, a Delaware limited liability company, as Assignee, submitted for recording on the date hereof.
5. Cross-Easements for Pedestrian Walkways as evidenced by Land Lease made by and between the Chicago Housing Authority and Community Housing Partners V L.P. dated as of June 1, 1999 and recorded June 9, 1999 in Document No. 99555207, Cook County Recorder of Deeds.
6. Grant of Easement made by Chicago Housing Authority to Community Housing Partners V L.P. dated June 1, 1999 and recorded June 9, 1999 in Document No. 99555209, Cook County Recorder of Deeds.
7. Regulatory Agreement made by and between City of Chicago, Illinois, an Illinois municipal corporation, by and through its Department of Housing, and Community Housing Partners V L.P., an Illinois limited partnership, effective June 1, 1999 and recorded June 9, 1999 in Document No. 99555210, Cook County Recorder of Deeds.
 - a. Assignment and Assumption of Regulatory Agreement made and entered into as of the date hereof, by and between Community Housing Partners V L.P., an Illinois limited partnership, as Assignor, and 2242 Archer Courts, LLC, a Delaware limited liability company, as Assignee, and consented to by the City of Chicago, an Illinois municipal corporation and home rule unit of local government acting by and through its Department of Housing, submitted for recording on the date hereof.

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8. Redevelopment Agreement made by and between City of Chicago, an Illinois municipal corporation, through its Department of Housing and Community Housing Partners V L.P., an Illinois limited partnership, dated as of June 1, 1999 and recorded June 9, 1999 in Document No. 99555211, Cook County Recorder of Deeds.
- a. Assignment and Assumption of Redevelopment Agreement made and entered into as of the date hereof by and between Community Housing Partners V L.P., an Illinois limited partnership, as Assignor, and 2242 Archer Courts, LLC, a Delaware limited liability company, as Assignee, and submitted for recording on the date hereof.
9. Regulatory Agreement and Declaration of Restrictive Covenants made by and between Community Housing Partners V L.P. an Illinois limited partnership, and Seaway National Bank of Chicago, as Trustee, dated as of June 1, 1999 and recorded June 9, 1999 in Document No. 99555218, Cook County Recorder of Deeds.
- a. Assignment, Assumption, and Amendment of Regulatory Agreement made as of the date hereof, by Community Housing Partners V L.P., an Illinois limited partnership, as Assignor, 2242 Archer Courts, LLC, a Delaware limited liability company, as Assignee, City of Chicago, as Issuer, and Amalgamated Bank of Chicago, as successor trustee to Seaway National Bank of Chicago, as Trustee, under the indenture dated June 1, 1999 for the \$4,535,000 Multi-Family Revenue Bonds (Archer Courts Apartments), Series 1999A (FHA Insured/GNMA) and submitted for recording as of the date hereof.
10. Illinois Environmental Protection Agency Environmental No Further Remediation Letter recorded March 1, 2000 as document number 00148953
11. Rooftop Site Lease with Option made by and between Community Housing Partners V L.P., as Landlord, and Cook Inlet/VoiceStream PCS, LLC, as Tenant, as evidenced by Memorandum of Lease and Option dated March 8, 2000 and recorded March 22, 2001 in Document No. 0010229221, Cook County Recorder of Deeds, as affected by:
- a. First Amendment to Rooftop Site Lease with Option dated November 12, 2001 and Second Amendment to Rooftop Site Lease with Option dated August 10, 2005; further amended by Site Lease Amendment dated July 6, 2009; all as evidenced by Memorandum of Site Lease Amendment recorded September 18, 2009 in Document No. 0926149048, Cook County Recorder of Deeds.
- b. Lease Assignment Agreement made by and between Community Housing Partners V L.P. and Md7 Capital Threc, LLC dated June 18, 2009 and recorded September 18, 2009 in Document No. 0926149047, Cook County Recorder of Deeds.
12. Grant of Easement made by Community Housing Partners V, L.P. to Commonwealth Edison Company and Ameritech Illinois a.k.a Illinois Bell Telephone Company dated April 14, 2000 and recorded May 2, 2000 in Document No. 00305071, Cook County Recorder of Deeds.
13. Unrecorded Building and Rooftop Lease Agreement dated March 8, 2000 by and between Community Housing Partners V L.P., as Landlord, and T-Mobile Central LLC, as tenant, as amended by:
- a. Unrecorded Lease Assignment Agreement dated June 18, 2009 by and between Community Housing Partners