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212982
Deed Prepared By:

Diane K. Corbett
Applegate & Thorne-Thomsen, P.C.
425 S. Financial Place, Suite 1900
Chicago, Illinois 60605

After Recording Return to:

19 E 110th Place Preservation
Associates Limited Partnership
c/o POAH 19 E 110th Place, LLC
2 Oliver Street, Suite 500
Boston, MA 02109
Attn: General Counsel



Doc# 2126715019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/24/2021 11:46 AM PG: 1 OF 7

FOR RECORDING PURPOSES ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of this 23 day of September, 2021 by **POAH ROSELAND EAST 110TH PLACE HOLD LIMITED PARTNERSHIP**, an Illinois limited partnership ("Grantor"), whose mailing address is 2 Oliver Street, Suite 500, Boston, MA 02109, to **19 E 110th PLACE PRESERVATION ASSOCIATES LIMITED PARTNERSHIP**, an Illinois limited partnership ("Grantee"), whose mailing address is 2 Oliver Street, Suite 500, Boston, MA 02109 Attention: General Counsel.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Cook County, Illinois ("Property") which is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except for matters as they appear on Exhibit B attached hereto and by this reference made a part hereof, provided that this reference shall not serve to reimpose same.

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Signature Page to Special Warranty Deed

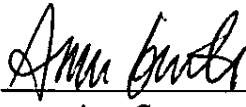
IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

GRANTOR:


POAH Roseland East 110th Place Hold Limited Partnership, an Illinois limited partnership

By: POAH Roseland East 110th Place Hold, LLC, an Illinois limited liability company, its general partner

By: Preservation of Affordable Housing, Inc., an Illinois not-for-profit corporation, its sole member



By: 
 Name: Aaron Gornstein
 Title: President and CEO
Preservation of Affordable Housing, Inc.

[instrument continues on next page]

REAL ESTATE TRANSFER TAX	24-Sep-2021
 CHICAGO:	41,175.00
CTA:	0.00
TOTAL:	41,175.00 *

25-15-321-005-0000 | 20210901668531 | 0-811-982-992

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

REAL ESTATE TRANSFER TAX	24-Sep-2021
  COUNTY:	2,745.00
ILLINOIS:	0.00
TOTAL:	2,745.00

25-15-321-005-0000 | 20210901668531 | 0-587-325-584

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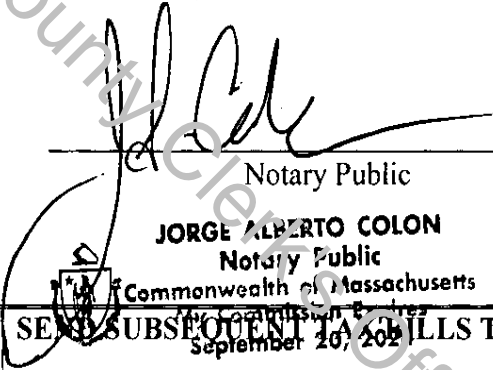
Acknowledgement to Special Warranty Deed

Commonwealth of Massachusetts)
) ss.
 County of Suffolk)

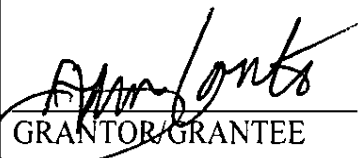
I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Aaron Gornstein, personally known to me to be the President & CEO of Preservation of Affordable Housing, Inc., as the sole member of POAH Washington Park Indiana Avenue Hold, LLC, the general partner of POAH Washington Park Indiana Avenue Hold Limited Partnership, 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 s/he signed and delivered the said instrument as her/his free and voluntary act and deed and as the free and voluntary act and deed of Preservation of Affordable Housing, Inc., as the sole member of POAH Washington Park Indiana Avenue Hold, LLC, the general partner of POAH Washington Park Indiana Avenue Hold Limited Partnership, for the uses and purposes therein set forth.

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

Commission expires Sept. 20, 2024



 Notary Public
JORGE ALBERTO COLON
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires
 September 20, 2024

<p>EXEMPT UNDER 35 ILCS 200/31-45(B)(3) OF THE REAL ESTATE TRANSFER TAX LAW; AND SUBSECTION 3-33-060B OF THE CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE.</p> <p> _____ GRANTOR/GRANTEE DATE</p>	<p>SEND SUBSEQUENT TAX BILLS TO:</p> <p>5040 S Indiana Preservation Associates Limited Partnership c/o POAH 5040 S Indiana, LLC 2 Oliver Street, Suite 500 Boston, MA 02109 Attn: General Counsel</p>
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EXHIBIT A

Legal Description

*** LOTS 24 TO 28, THE EAST 44 FEET OF LOTS 29 TO 31 AND THE EAST 44 FEET OF THE NORTH 20 FEET OF LOT 32 IN VANDERSYDE & TON'S SUBDIVISION OF THAT PART OF THE FOLLOWING DESCRIBED LAND, LYING WEST OF THE CHICAGO ROAD: COMMENCING 5 CHAINS NORTH OF THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST 20 CHAINS; THENCE NORTH 5 CHAINS; THENCE WEST 20 CHAINS; THENCE SOUTH 5 CHAINS TO THE POINT OF BEGINNING ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 108512, IN COOK COUNTY, ILLINOIS; ✓

ALSO

LOT 19 IN PIETER DALENBERG'S SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*** ✓

PERMANENT REAL ESTATE INDEX NUMBERS: 25-15-321-005-0000 (EAST 44 FEET OF LOTS 29 TO 31 AND EAST 44 FEET OF THE NORTH 20 FEET OF LOT 32); 25-15-321-006-0000 (LOTS 26, 27 AND 28); 25-15-321-007-0000 (LOT 25); 25-15-321-008-0000 (LOT 24); AND 25-15-321-016-0000 (LOT 19) ✓

COMMON ADDRESS: 9, 19, 21, 25 AND 29 EAST 110TH PLACE AND 11032 SOUTH WABASH AVENUE, CHICAGO, ILLINOIS 60628 ✓

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EXHIBIT B

Permitted Encumbrances

1. Covenants, conditions and restrictions of record.
2. Taxes not yet due and payable.
3. Existing unrecorded leases of tenants, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, if any.

Property of Cook County Clerk's Office

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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 not for profit 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.

Grantor:

POAH Roseland East 110th Place Hold Limited Partnership, an Illinois limited partnership

By: POAH Roseland East 110th Place Hold, LLC, an Illinois limited liability company, its general partner

By: Preservation of Affordable Housing, Inc., an Illinois not-for-profit corporation, its sole member

By: *Aaron Gornstein*
Name: Aaron Gornstein
Title: President and CEO
Preservation of Affordable Housing, Inc.

Dated: September 23, 2021

Subscribed and sworn to before me
this 3 day of September 2021

Jorge Alberto Colon
Notary Public



JORGE ALBERTO COLON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 20, 2024

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STATEMENT BY GRANTOR AND GRANTEE

The grantee or his/her agent affirms and verifies that 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 not for profit 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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Grantee:

19 E 110TH PLACE PRESERVATION ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership

By: POAH 19 E 110TH PLACE, LLC, an Illinois limited liability company, its general partner

By: PRESERVATION OF AFFORDABLE HOUSING, INC., an Illinois not-for-profit corporation, its manager

BY: *[Signature]*
Name: Aaron Gornstein
Title: President and CEO
Preservation of Affordable Housing, Inc.

Dated: September 23, 2021

Subscribed and sworn to before me this 3 day of September, 2021

[Signature]
Notary Public



JORGE ALBERTO COLON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 20, 2024

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 of ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)