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Doc# 2132129043 Fee \$63.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/17/2021 02:11 PM PG: 1 OF 7

SPECIAL WARRANTY DEED

GRANTOR, NKW PORTFOLIO III, LLC, a Delaware Limited Liability Company (herein, "Grantor"), whose address is 4770 Biscayne Blvd., Suite 1080, Miami, FL 33137, 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, NKW PORTFOLIO V, LLC, a Delaware Limited Liability Company (herein, "Grantee"), whose address is 4770 Biscayne Blvd., Suite 1080, Miami, FL 33137, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:


SEE EXHIBIT A ATTACHED HERETO.

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



To have and to hold said premises forever.

Dated this 20 day of October, 2021.

REAL ESTATE TRANSFER TAX		12-Nov-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-19-405-024-0000 | 20211101635147 | 1-466-166-416

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

REAL ESTATE TRANSFER TAX		17-Nov-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-19-405-024-0000 | 20211101635147 | 0-189-414-544

When recorded return to:

DANISH AMIN
OS NATIONAL, LLC - MMT - DEPT.
04
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096

Send subsequent tax bills to:

NKW PORTFOLIO V, LLC
4770 BISCAYNE BLVD, SUITE 1080
MIAMI, FL 33137

This instrument prepared by:

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

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GRANTOR

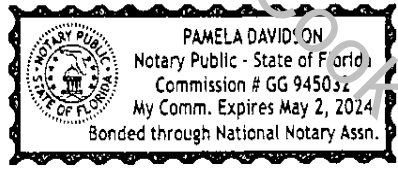
NKW PORTFOLIO III, LLC, a Delaware Limited Liability Company

By: *[Signature]*
Printed Name: Eric B. Galbut
Title: President

STATE OF Florida
COUNTY OF Miami Dade

This instrument was acknowledged before me on 10/20/21, by Eric B. Galbut, as President of NKW PORTFOLIO III, LLC, a Delaware Limited Liability Company.

[Affix Notary Seal] Notary signature: *[Signature]*
Printed name: _____



My commission expires: _____

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]
Signature of Buyer/Seller/Representative

10/20/21
Date

County Clerk's Office

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EXHIBIT A

[Legal Description]

Address: 11642 S Vincennes Ave, Chicago, IL 60643

County: Cook

Parcel Identification Number: 25-19-405-024-0000

Client Code: NKW-HOMES-V-39

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:
LOT 9 IN BLOCK 5 IN VINCENNES ROAD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 AND THAT PART LYING EAST OF THE DUMMY TRACK OF THE EAST 1/2 OF THE SOUTHWEST 1/4 ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 12542 S Yale Ave, Chicago, IL 60628

County: Cook

Parcel Identification Number: 25-28-437-020-0000

Client Code: NKW-HOMES-V-40

LOT 46 IN BEEMSTERBOER'S RESUBDIVISION OF THE WEST 157.00 FEET OF LOT 12 AND THE EAST 1/2 OF LOT 13 IN ANDREW'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 28, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 6228 S Fairfield Ave, Chicago, IL 60629

County: Cook

Parcel Identification Number: 19-13-424-025-0000

Client Code: NKW-HOMES-V-46

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 10 IN BLOCK 13 IN COBE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE, WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Address: 6229 S Indiana Ave, Chicago, IL 60637

County: Cook

Parcel Identification Number: 20-15-315-077-0000

Client Code: NKW-HOMES-V-47

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 30 (EXCEPT THE SOUTH 21.00 FEET THEREOF) AND THE SOUTH 12.46 FEET OF LOT 31 IN BLOCK 4 IN DAVIDSON'S SUBDIVISION OF LOT 7 AND 8 AND PART OF LOT 12 IN WILSON HEALD AND STEBBIN'S SUBDIVISIONS THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 6231 S Indiana Ave, Chicago, IL 60637

County: Cook

Parcel Identification Number: 20-15-315-075-0000

Client Code: NKW-HOMES-V-48

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 21.00 FEET OF LOT 30 IN BLOCK 4 IN DAVIDSON'S SUBDIVISION OF LOTS 7 AND 8 AND PART OF LOT 12 IN WILSON, HEALD AND STEBBINS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 6318 S Fairfield Ave, Chicago, IL 60629

County: Cook

Parcel Identification Number: 19-24-200-018-0000

Client Code: NKW-HOMES-V-49

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 2 IN MOREAU AND DE-JONG'S RESUBDIVISION OF LOTS 30 TO 48, INCLUSIVE IN BLOCK 16 IN AVONDALE, AN ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Address: 8557 S Drexel Ave, Chicago, IL 60619

County: Cook

Parcel Identification Number: 20-35-311-062-0000

Client Code: NKW-HOMES-V-50

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 25 (EXCEPT THE SOUTH 21.37 FEET THEREOF) AND THE SOUTH 14.16 FEET OF LOT 26 IN BLOCK 2 IN ROSENBERG'S SUBDIVISION OF THE NORTH 3 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 9327 S Wabash Ave, Chicago, IL 60619

County: Cook

Parcel Identification Number: 25-03-315-053-0000

Client Code: NKW-HOMES-V-51

THE SOUTH 1/2 OF LOT 11 AND ALL OF LOT 12 IN BLOCK 7, IN H.C. SCHLACK'S SUBDIVISION OF THE NORTH 1/2 (EXCEPT THE NORTH 400 FEET OF THE WEST 220 FEET THEREOF) OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address: 940 W Garfield Blvd, Chicago, IL 60609

County: Cook

Parcel Identification Number: 20-08-429-020-0000

Client Code: NKW-HOMES-V-52

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: THE EAST 17 FEET OF LOT 8 AND THE WEST 3 FEET OF LOT 9 IN JAMES G. SPENCER'S SUBDIVISION OF THE WEST 377.25 FEET OF THE SOUTH 8 RODS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8 AND (EXCEPT THE SOUTH 33 FEET) THE WEST 344.25 FEET OF LOT 43 IN HODGDON'S SUBDIVISION OF BLOCK 3 AND PART OF BLOCK

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4 IN WEBSTER AND PERKINS SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, 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, 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

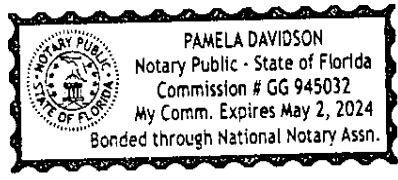
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 10/20/21

Signature: [Signature]
Grantor or Agent
Eric Galbut

Subscribed and sworn to before me by the said Eric Galbut this 20 day of October, 2021.

Notary Public [Signature]



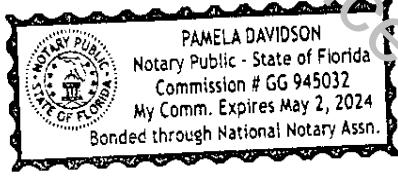
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 10/20/21

Signature: [Signature]
Grantee or Agent
Abraham Galbut

Subscribed and sworn to before me by the said Abraham Galbut this 20 day of October, 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.)