

# UNOFFICIAL COPY

Doc#: 2217828110 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/27/2022 03:57 PM Pg: 1 of 4

Dec ID 20220601646424

## SPECIAL WARRANTY DEED

### PREPARED BY:

THOMAS ALLGOOD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
200 CONTINENTAL DRIVE 401  
NEWARK, DE 19713

THIS INDENTURE, made on 19 day of May, 20 2022, by and between CSMA BLT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, duly authorized to transact business in the STATE of Illinois, party of the first part, and CSMA SFR HOLDINGS II-LSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, party of the second part, WITNESSETH, that the party of the first part for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said corporation, by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, and it's assigns, FOREVER, all the following described real estate, situated in the county of COOK, and State of Illinois known and described as follows, to wit:

LOT 42 (EXCEPT THE WEST 141 FEET THEREOF) IN RIVERSIDE ACRES, A  
SUBDIVISION OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 7<sup>th</sup> NORTH, RANGE 12,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 18-01-320-027-0000

Property Address: 7804 46TH STREET, LYONS, IL 44310

Being the same premises conveyed to Grantor by Deed dated 7/23/2015, and recorded on 9/9/2015, as Instrument No. 1525239070, in the COOK County records, State of IL.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ANY SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE; BUILDING, BUILDING LINE AND USE OR OCCUPANCY RESTRICTIONS; CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, FEEDERS AND DRAIN TILE, PIPE OR OTHER CONDUIT AND ALL OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100. *SMS 6/23/2022*

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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 the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part and its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part and its assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

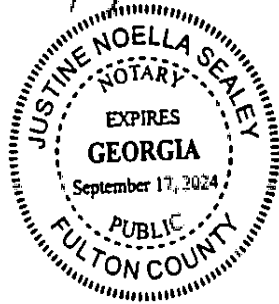
CSMA BLT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: [Signature] Name: Leigh Monteith  
Title: Authorized Signatory

STATE OF Georgia )  
COUNTY OF Cobb ) .SS

On this date, before me personally appeared Leigh Monteith, before me known to be the person who executed the foregoing instrument on behalf of CSMA BLT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of aforesaid, this 19 day of May, 2022.



[Signature]  
Notary Public  
My term Expires: 9.17.24

MAIL TO:  
OS NATIONAL  
3097 SATELLITE BLVD, STE 200  
DULUTH, GA 30097

SEND SUBSEQUENT TAX BILLS TO:  
CSMA SFR HOLDINGS II-LSE, LLC  
1850 PARKWAY PLACE, SUITE 900  
MARIETTA, GA 30067

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No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

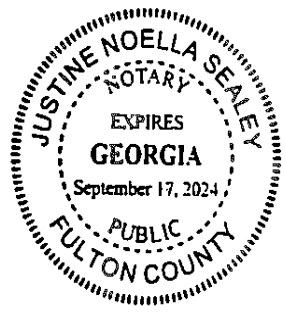
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated May 19, 2022 Signature: [Signature] Leigh Monteith  
Authorized Individual  
Grantor or Agent

Subscribed and sworn to before me by the  
said Authorized Signatory  
this 19 day of May

2022

[Signature]  
Notary Public



The grantee or his 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 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 and hold title to real estate under the laws of the State of Illinois.

Dated May 19, 2022 Signature: [Signature] Leigh Monteith  
Authorized Individual  
Grantee or Agent

Subscribed and sworn to before me by the  
said Authorized Signatory  
this 19 day of May

2022

[Signature]  
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]