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Doc# 2233329032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2022 03:06 PM PG: 1 OF 5

THIS INSTRUMENT
PREPARED BY:

Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
55 W. Monroe, Suite 2445
Chicago, Illinois 60603

CPT# 85671
800
26

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 4th day of October, 2022 by Chicago Real Investments, LLC, an Illinois limited liability company ("Grantor"), having an address of 23951 Nobler Dr, Farmington Hills, MI 48336, to HMS Property Group 5301, LLC, an Illinois limited liability company ("Grantee"), having an address of 980 N Michigan Ave., Suite 1175 Chicago, IL 60611.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: 5301 W. Washington, Unit 5301-2 and P3, Chicago IL 60644

Parcel Identification Number (PIN): 16-09-322-033-1003; 16-09-322-033-1027

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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and for tax years 20__ and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

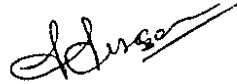
PROPER TITLE, LLC

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

Grantor:

Chicago Real Investments, LLC, an Illinois limited liability company



Ahsan Ansari, as Managing Member

STATE OF Michigan

COUNTY OF Oakland) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Ahsan Ansari, not as an individual but as Managing Member of the Chicago Real Investments, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of October, 2022.



NOTARY PUBLIC

My commission expires: 06/01/2023

BRANDI CUMMINS
NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
ACTING IN THE COUNTY OF Oakland
MY COMMISSION EXPIRES 06/01/2023



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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 5301-2 and P3 IN THE WASHINGTON-LOCKWOOD CONDOMINIUM, AS DELINEATE ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1,2,3,4 AND 5 IN HJ. SHELDON'S SUBDIVISION OF THE EAST 1/2 OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF WASHINGTON BOULEVARD AND THE NORTH 12 RODS OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 2006 AS DOCUMENT 0634516072, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 5301 W. Washington, Unit 5301-2 and P3, Chicago IL 60644

16-09-322-033-1003; 16-09-322-033-1027

MAIL AFTER RECORDING TO:

Field and Goldberg, LLC
Attn: Scott Weinstein
10 S. LaSalle Street, Ste. 2910
Chicago, IL, 60603

MAIL TAX BILLS TO:

HMS Property Group
980 N Michigan Ave., Suite 1175
Chicago, IL 60611

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

21-Nov-2022



CHICAGO:

633.75

ATA:

253.50

TOTAL:

887.25*

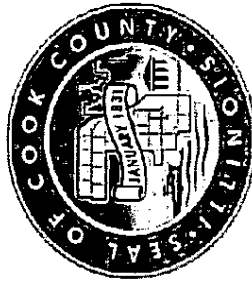
16-09-322-033-1003 | 20221101692735 | 0-587-900-240

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

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REAL ESTATE TRANSFER TAX

21-Nov-2022



COUNTY:
ILLINOIS:
TOTAL:

42.25
84.50
126.75

16-09-322-033-1003

| 20221101692735

| 1-930-077-520

Property of Cook County Clerk's Office