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Doc# 2235722037 Fee \$88.00

This Instrument was prepared by:

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311 South Wacker Drive
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Chicago, Illinois 60606

SHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/23/2022 10:43 AM PG: 1 OF 4

After recording, mail to:

Jeffrey Levitin, Esq.
Levitin & Associates, P.C.
777 Chestnut Ridge Road
Suite 300
Chestnut Ridge, New York 10977

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 8 day of December, 2022 by **PP P7 2, LLC**, an Illinois limited liability company ("**Grantor**"), whose address is 549 West Randolph Street, 2nd Floor, Chicago, Illinois 60661, in favor of **AUSTIN VA PORTFOLIO 8 LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 777 Chestnut Ridge Road, Suite 301, Chestnut Ridge, New York 10977.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell, alien, remise, release, and confirm unto Grantee and its heirs and assigns FOREVER, the certain parcel of land, situate, lying and being in Cook County, Illinois, described on **Exhibit A** (the "**Property**"):

Subject however, to the permitted exceptions set forth on **Exhibit B** and by this reference incorporated herein (collectively, the "**Permitted Exceptions**").

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the above described Property.

TO HAVE AND TO HOLD the said Property unto Grantee and its heirs and assigns to the sole and only proper use, benefit and behalf of Grantee, its heirs and assigns, FOREVER, and the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise, subject to the Permitted Exceptions.

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

PP P7 2, LLC, an Illinois limited liability company

By: [Signature]
Name: Peter Martay
Its: Authorized Signatory

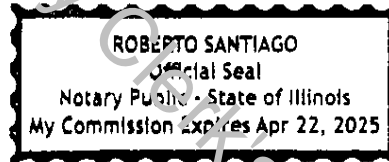
STATE OF ILLINOIS)
COUNTY OF COOK)


The foregoing instrument was acknowledged before me this 14 day of December, 2022, by Peter Martay, as Authorized Signatory of Grantor. He is personally known to me or has produced a driver's license as identification.

[Signature]
Notary Public
Print Name: Roberto Santiago
Serial No. (if any): _____

Send future tax bills to:



AUSTIN VA PORTFOLIO 8 LLC
777 Chestnut Ridge Road, Suite 301
Chestnut Ridge, New York 10977



REAL ESTATE TRANSFER TAX		12-Dec-2022
	CHICAGO:	16,867.50
	CTA:	6,747.00
	TOTAL:	23,614.50 *

16-04-402-006-0000 | 20221101690246 | 0-391-925-072

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

REAL ESTATE TRANSFER TAX		23-Dec-2022
	COUNTY:	1,124.50
	ILLINOIS:	2,249.00
	TOTAL:	3,373.50

16-04-402-006-0000 | 20221101690246 | 0-926-825-808

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 41 AND 42 IN BLOCK 2 IN JEROME J. DITTENHOEFER'S, DIVISION STREET AND LAVERGNE AVENUE SUBDIVISION OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-04-402-006-0000

Address: 1145 49 North LeClaire Avenue, Chicago, Illinois 60651

THE EAST 25 FEET 2 INCHES OF LOT 12 AND ALL OF LOT 13 IN E. A. HILLS SUBDIVISION OF THAT PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-09-311-053-0000

Address: 5314 West Washington, Chicago, IL 60644

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EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien for real property taxes and any special assessments which, as of the date of the deed, are not yet due and payable;
2. Liens, exceptions or restrictions or other matters caused or created by Grantee, its affiliates, agents, employees or contractors;
3. Any state of facts which would be shown on an accurate survey;
4. Leases and tenancies thereunder, parties in possession, and any state of facts which a personal inspection of the Property on the date of the deed would disclose;
5. Laws, regulations, ordinances, building restrictions (including, without limitation, zoning regulations), and any violations thereof; and
6. All matters of record, including, without limitation those matters set forth in Schedule B-II of title Commitment Number IL-093 and IL-224, issued by Meister Abstract Corp., as issuing agent for Stewart Title Guaranty Company.