



This Instrument was prepared by:

Chad Richman, Esq.  
Freeborn & Peters LLP  
311 South Wacker Drive  
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Chicago, Illinois 60606

Doc# 2236413056 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2022 01:05 PM 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 FIN CHICAGO 44, LLC**, an Illinois limited liability company ("**Grantor**"), whose address is 549 West Randolph Street, 2<sup>nd</sup> Floor, Chicago, Illinois 60661, in favor of **SOUTH 13 PORTFOLIO 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.

# UNOFFICIAL COPY

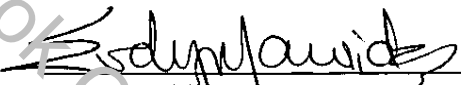
IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

**PP FIN CHICAGO 44, LLC**, an Illinois limited liability company

By:   
Name: Peter Martay  
Its: Authorized Signatory

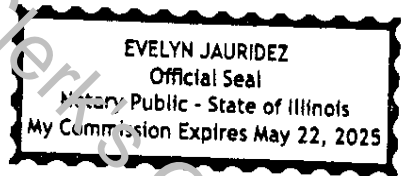
STATE OF ILLINOIS )  
COUNTY OF COOK )


The foregoing instrument was acknowledged before me this 18 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.

  
Notary Public  
Print Name: Evelyn Jauridez  
Serial No. (if any): \_\_\_\_\_



Send future tax bills to:

SOUTH 13 PORTFOLIO LLC  
777 Chestnut Ridge Road, Suite 301  
Chestnut Ridge, New York 10977



REAL ESTATE TRANSFER TAX		13-Dec-2022
	CHICAGO:	18,258.75
	CTA:	7,303.50
	TOTAL:	25,562.25 *

25-22-202-008-0000 | 20221101690384 | 0-361-450-832  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		30-Dec-2022
	COUNTY:	1,217.25
	ILLINOIS:	2,434.50
	TOTAL:	3,651.75

25-22-202-008-0000 | 20221101690384 | 2-111-570-768

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 10, 11, 12, 13 AND 14 (EXCEPT THE EAST 20.00 FEET THEREOF) IN BLOCK 1 IN FOOTE'S FIRST ADDITION TO PULLMAN, A SUBDIVISION OF THE WEST 332.00 FEET AND THE NORTH 295.00 FEET OF THE EAST 280.00 FEET OF THE WEST 612.00 FEET OF THE ORIGINAL BLOCK 1 IN PULLMAN PARK ADDITION TO PULLMAN IN SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N: 25-22-202-008-0000

Address: 11111 21 S. Vernon / 432-42 E. 111th Place, Chicago, Illinois 60628

# UNOFFICIAL COPY

## 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-085, issued by Meister Abstract Corp., as issuing agent for Stewart Title Guaranty Company.