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This Instrument was prepared by:

Chad Richman, Esq.
Freeborn & Peters LLP
311 South Wacker Drive
Suite 3000
Chicago, Illinois 60606

After recording, mail to:

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



Doc# 2300446014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2023 10:12 AM PG: 1 OF 5

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of the 8 day of December, 2022 by **PP P22 2, LLC**, an Illinois limited liability company ("**Grantor**"), whose address is 549 West Randolph Street, 2nd Floor, Chicago, Illinois 60661, in favor of **CHATHAM HOUSING PORTFOLIO 91 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.

6119806v1/33172-0002

REAL ESTATE TRANSFER TAX

28-Dec-2022



COUNTY:	3,208.25
ILLINOIS:	6,416.50
TOTAL:	9,624.75

20-22-318-025-0000

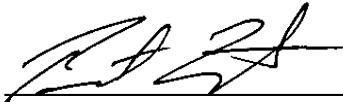
| 20221101690347

| 1-233-321-296

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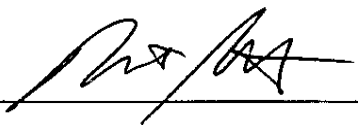
IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

PP P22 2, LLC, an Illinois limited liability company

By: 
Name: Peter Martay
Its: Authorized Signatory

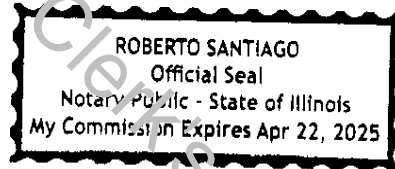
STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 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.


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

Send future tax bills to:

CHATHAM HOUSING PORTFOLIO 91 LLC
777 Chestnut Ridge Road, Suite 301
Chestnut Ridge, New York 10977



REAL ESTATE TRANSFER TAX	13-Dec-2022
CHICAGO:	48,123.75
CTA:	19,249.50
TOTAL:	67,373.25 *



20-22-318-025-0000 | 20221101690347 | 1-788-235-088

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

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EXHIBIT A

LEGAL DESCRIPTION

LOT 9 (EXCEPT THE NORTH 19 FEET THEREOF) AND ALL OF LOTS 10 AND 11 IN BLOCK "D" IN SONNENSCHNEIN AND SOLOMON'S PARK MANOR SUBDIVISION OF BLOCKS 5, 7 AND 12 IN THE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-22-318-025-0000
Address: 6954 South Calumet Avenue, Chicago, Illinois 60637

LOT 12 (EXCEPT THE SOUTH 65.34 FEET THEREOF) IN BLOCK 6 IN PRESCOTT'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-27-111-036-0000
Address: 7 201 S Calumet Avenue / 345-59 East 72nd Street, Chicago, Illinois 60619

LOTS 20, 21, 22, AND 23 IN BLOCK 132 IN CORNELL SUBDIVISION IN SECTIONS 25 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-35-116-027-0000
Address: 8148-56 South Ingleside Avenue, Chicago, Illinois 60619

LOT 14 (EXCEPT THE NORTH 16 FEET THEREOF) AND ALL OF LOTS 15 TO 18 IN BLOCK 135 IN CORNELL A SUBDIVISION OF SECTION 26 AND SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-35-120-030-0000
Address: 8236 South Maryland Avenue, Chicago, Illinois 60619

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LOTS 177, 178 AND 179 (EXCEPT THE SOUTHERLY SEVEN FEET) IN E. B. SHOGREN AND COMPANY'S AVALON HIGHLANDS SUBDIVISION, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN CORNELL IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-35-124-011-0000

Address: 8241 South Ellis Avenue, Chicago, Illinois 60619

Property of Cook County Clerk's Office

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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-291, IL-314, IL-452, IL-467 and IL-469, issued by Meister Abstract Corp., as issuing agent for Stewart Title Guaranty Company.