



This Instrument was prepared by:

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Doc# 2300415017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2023 02:31 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 45, LLC, an Illinois limited liability company ("Grantor"), whose address is 549 West Randolph Street, 2nd Floor, Chicago, Illinois 60661, in favor of HPA 428 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 45, LLC, an Illinois limited liability company

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

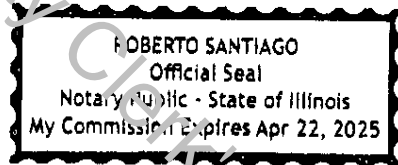
STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 15th 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:

HPA 428 LLC
777 Chestnut Ridge Road, Suite 301
Chestnut Ridge, New York 10977



REAL ESTATE TRANSFER TAX		12-Dec-2022
	CHICAGO:	19,406.25
	CTA:	7,762.50
	TOTAL:	27,168.75 *

20-15-317-039-0000 | 20221101689479 | 0-249-466-192
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		04-Jan-2023
	COUNTY:	1,293.75
	ILLINOIS:	2,587.50
	TOTAL:	3,881.25

20-15-317-039-0000 | 20221101689479 | 1-159-054-160

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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 1 AND 3/4 INCHES OF LOT 9 IN BLOCK 1 IN ISAAC PFLAUM'S SUBDIVISION OF LOT 6 AND THAT PART OF LOT 12 LYING NORTH OF THE SOUTH LINE OF LOT 6 IN WILSON, HEALD AND STEBBIN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 1 TO 8 IN BLOCK 1 IN DAVIDSON SUBDIVISION OF BLOCKS 7 AND 8 AND PART OF BLOCK 12 IN WILSON, HEALD AND STEBBIN'S SUBDIVISION OF THE EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 20-15-317-039-0000 and 20-15-317-040-0000

Address: 6160-6212 S. Martin Luther King Dr., Chicago, IL 60637

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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-261, issued by Meister Abstract Corp., as issuing agent for Stewart Title Guaranty Company.