



Doc# 2301808082 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/18/2023 11:48 AM PG: 1 OF 5

THIS INSTRUMENT PREPARED BY:

DLA Piper LLP (US)
444 West Lake Street
Suite 900
Chicago, IL 60606
Attn: Kimberlie Pearlman

AFTER RECORDING RETURN TO:

RS Affordable I LLC
c/o Related Midwest
350 West Hubbard Street
Suite 300
Chicago, IL 60654
Attn: Jacques Sandberg

41065234P
(14 OF 36)

[Above Space for Recorder's Use Only]

SPECIAL WARRANTY DEED
(Improvements)

THE GRANTOR, THE NATIONAL PUBLIC HOUSING MUSEUM, an Illinois not for profit corporation, having an address at 625 North Kingsbury Street, Chicago, Illinois 60654 ("**Grantor**"), for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** to **RS AFFORDABLE I LLC**, an Illinois limited liability company, having an address at c/o Related Midwest, 350 West Hubbard Street, Suite 300, Chicago, Illinois 60654 ("**Grantee**"), all of Grantor's right, title, and interest in and to the buildings, structures, fixtures, equipment, heating, ventilation, air conditioning, plumbing, electrical, mechanical, utility, life safety systems, and all other improvements (all of the foregoing being collectively referred to as the "**Improvements**") located on the real estate situated in the County of Cook, in the State of Illinois, described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Improvements, together with all privileges, easements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to said grantee, its successors and assigns, for the term (or until the early termination) of the Ground Lease (as defined below), subject to the present remainder interest of the Chicago Housing Authority, an Illinois municipal corporation ("**CHA**"), in the Improvements under the Ground Lease.

Subject to: (i) that certain Ground Lease for the land located at 1002 South Racine Avenue, 1257 West Roosevelt Road and 1357 West Roosevelt Road, and 907-909 South Ada Street, in Chicago, Illinois, of even date herewith, between CHA and Heartland Housing, Inc., and as assigned to Grantee pursuant to that certain Assumption and Assignment of Ground Lease of even date herewith by and among Heartland Housing, Inc. and Grantee and consented to by CHA (the "**Ground Lease**"); (ii) general real estate taxes and assessments not yet due and payable as of the date hereof; (iii) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (iv) all easements, covenants, conditions and restrictions of record, if


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any; and (v) all matters disclosed on the survey of the land prepared by Gremley & Biedermann dated November 23, 2022, Project No. 2022-30504-001.

[signature page follows]

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		12-Jan-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-17-320-002-0000 | 20230101630273 | 1-129-755-472
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		12-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-17-320-002-0000 | 20230101630273 | 2 085-123-896

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IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed as of the 10th day of January, 2023.

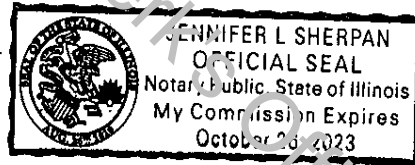
THE NATIONAL PUBLIC HOUSING MUSEUM,
an Illinois not for profit corporation

By: [Signature]
Name: Lisa Yun Lee
Its: Executive Director

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Lisa Yun Lee Executive Director of The National Public Housing Museum, an Illinois not for profit, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed and delivered said instrument as her/his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of January, 2023.
[Signature]
Notary Public
(SEAL)



Grantee's Address and
Send Subsequent Tax Bills to:

RS Affordable I LLC
c/o Related Midwest
350 West Hubbard Street
Suite 300
Chicago, IL 60654
Attn: Jacques Sandberg

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EXHIBIT A TO DEED

LEGAL DESCRIPTION

THAT PART OF BLOCK 15 IN VERNON PARK ADDITION TO CHICAGO, BEING AN ANTE FIRE SUBDIVISION OF BLOCKS 38, 39, 44 & 45 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 15 IN VERNON PARK ADDITION TO CHICAGO AFORESAID; THENCE SOUTH 01°49'49" EAST ALONG THE WEST LINE OF BLOCK 15 A DISTANCE OF 111.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°49'49" EAST ALONG THE WEST LINE OF BLOCK 15 A DISTANCE OF 39.69 FEET; THENCE NORTH 88°10'11" EAST 17.08 FEET; THENCE SOUTH 01°49'49" EAST 20.39 FEET; THENCE NORTH 88°10'11" EAST 27.21 FEET; THENCE NORTH 01°49'49" WEST 20.23 FEET; THENCE NORTH 88°10'11" EAST 30.70 FEET; THENCE SOUTH 01°49'49" EAST 18.16 FEET; THENCE NORTH 88°10'11" EAST 26.95 FEET; THENCE NORTH 01°49'49" WEST 18.09 FEET; THENCE NORTH 88°10'11" EAST 13.24 FEET; THENCE NORTH 01°49'49" WEST 39.93 FEET; THENCE SOUTH 88°10'11" WEST 115.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 5,629 SQUARE FEET OR 0.1292 ACRES, MORE OR LESS.

PIN: 17-17-320-002-0000

Common Addresses: 907-909 South Ada, Chicago, Illinois 60607

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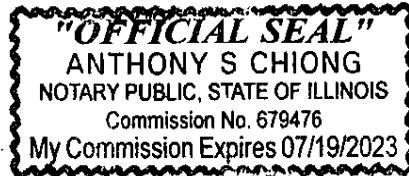
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 1/10, 2023 [Signature]
Signature

Subscribed to and sworn before me this 10 day of January 2023.

[Signature]
Notary Public

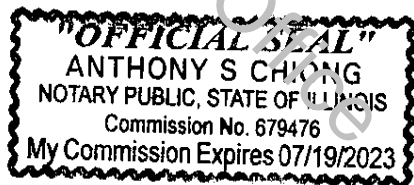


The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 1/10, 2023 [Signature]
Signature

Subscribed to and sworn before me this 10 day of January 2023.

[Signature]
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT)